

**ORDINANCE NO. 20071011-106**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY COMMONLY KNOWN AS THE LAKELINE STATION PUD LOCATED AT NORTH FM 620 ROAD AND 13713 RUTLEDGE SPUR IN THE NORTHWEST PARK & RIDE TOWN CENTER TRANSIT ORIENTED DEVELOPMENT DISTRICT AREA AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning district from interim rural residence (I-RR) district to planned unit development (PUD) district on the property described in File C814-06-0218 on record at the Neighborhood Planning and Zoning Department, as approximately 326.7 acres of land, more or less, out of the Rachel Saul Survey, Abstract No. 551, in Williamson County, being more particularly described by metes and bounds in Exhibit A (*Description of Property*) incorporated into this ordinance (the "Property"), locally known as the property located at North FM 620 Road and 13713 Rutledge Spur in the Northwest Park & Ride Town Center transit oriented development ("TOD") district area, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit B (*Zoning Map*).

**PART 2.** This ordinance, together with the attached Exhibits A through I, are the land use plan for the Lakeline Station planned unit development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Lakeline Station planned unit development land use plan. Except as otherwise specifically provided by this ordinance and land use plan, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

**PART 3.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A:	Description of Property
Exhibit B:	Zoning Map
Exhibit C:	Land Use Plan
Exhibit D:	Site Development Regulations
Exhibit E:	Zoning Use Summary Table

Exhibit F:	Street Standards and Parking Regulations
Exhibit G:	Street Cross Section Illustrations
Exhibit H:	Environmental Feature and Critical Environmental Feature Maps
Exhibit I:	Environmental and Water Quality Regulations

#### **PART 4. Definitions.**

##### **A. In this ordinance:**

1. **DEVELOPMENT DISTRICT** means the following areas into which the PUD is divided on Exhibit C (*Land Use Plan*): TOD Mixed Use, Attached/Cluster Residential/Mixed Use, Single Family Residential/Mixed Use, Civic, and Parks/Open Space/Detention.
2. **TOD MIXED USE DISTRICT** means the development district areas identified on Exhibit C. The TOD Mixed Use District provides for a mixture of commercial and residential uses.
3. **ATTACHED CLUSTER RESIDENTIAL/MIXED USE DISTRICT** means the development district areas identified on Exhibit C. The Attached Cluster Residential/Mixed Use District allows for a range of residential product types. Commercial uses are allowed in this district but are required to be incorporated into live-work units.
4. **SINGLE FAMILY RESIDENTIAL/MIXED USE DISTRICT** means the development district areas identified on Exhibit C. This district permits a mix of residential designs alongside single family and townhome residential uses.
5. **CIVIC DISTRICT** means the development district areas identified on Exhibit C. This district includes, but is not limited to the following uses: art gallery, community recreation, public educational facilities or private educational facilities.
6. **PARKS/OPEN SPACE/DETENTION** means the development district areas identified on Exhibit C. The parks/open space/detention district provides interconnected greenways and pocket parks located throughout the development, as well as a comprehensive network of trails and/or sidewalks to encourage pedestrian circulation and recreation opportunities.

7. **COMMERCIAL/MIXED USE BUILDINGS** incorporate ground floor retail with either retail, office, residential, or civic space within multi-story buildings. Parking is concealed behind buildings and located within structures that are not fully visible from the sidewalk, or placed along less-traveled streets.
8. **EMBEDDED-GARAGE MULTIFAMILY** is a block-based building with an internal parking garage. The embedded-garage multifamily building may also include ground level retail uses.
9. **PODIUM** is single or multi-level structured parking with residential units above or around it. Ground level retail is permitted. Building entries must address the street.
10. **TUCK-UNDER** is a medium-density multifamily type structure with attached parking accessed from alleys or private drives. Ground level retail is permitted.
11. **LAKELINE TOWNHOME** incorporates individual ground-floor entries that address the street. Garages are alley-accessed.
12. **TOWNHOME COURT** is a cluster of attached two to three-story townhomes that face onto three sides of a shared green space.
13. **LIVE-WORK TOWNHOMES** are residential-office units with the work space addressing the street and incorporate alley-accessed garages.
14. **GREEN COURT/PASEO COURT** are clusters of detached single family residences that face onto three sides of a shared green space.
15. **LAKELINE SMALL LOT** is a small lot, detached single family residence built near neighborhood amenities. Front-loaded parking is not permitted.
16. **LAKELINE STANDARD LOT** is a standard size, detached single family residence with a front entry and outdoor space visible from the street.
17. **ESTATE LOT** is a detached single family residence with a minimum lot size of 7,000 square feet.

- B. All other terms have the meaning provided in the Code.

**PART 5. Use Regulations.**

- A. The locations of the land use areas within the PUD are shown on Exhibit C (*Land Use Plan*).
- B. Permitted, conditional and prohibited uses applicable to each Development District are shown in Exhibit E (*Zoning Use Summary Table*).

**PART 6.** In accordance with Section 25-2-411(A) (*Planned Unit Development District Regulations*) of the City Code, the following site development regulations apply to the PUD instead of otherwise applicable City regulations.

A. Zoning.

1. Section 25-2-243 (*Proposed District Boundaries Must be Contiguous*) does not apply to the PUD.
2. Subsection (H)(3) of Section 25-2-411 (*Planned Unit Development District Regulations*) does not apply to the PUD.
3. Subsection (I)(4)(a) of Section 25-2-411 (*Planned Unit Development District Regulations*) does not apply to the PUD.
4. Subsection (I)(5) of Section 25-2-411 (*Planned Unit Development District Regulations*) does not apply to the PUD.
5. Subsection (K) of Section 25-2-411 (*Planned Unit Development District Regulations*) does not apply to individual tracts within the PUD.
6. Subsection (B)(7) of Section 25-2-766.22 (*Adoption of Station Area Plan*) does not apply to the PUD.
7. This section applies to Compatibility Standards within the PUD.

Within the boundaries of the Lakeline Station PUD, Subchapter C, Article 10 (*Compatibility Standards*) does not apply, except as modified below.

- a. SF-5 and more restrictive zoning districts/land uses located outside of the Lakeline Station PUD may trigger compatibility standards to all property within the PUD, except for the TOD Mixed Use district, as outlined within Subchapter C, Article 10.
- b. Within the boundaries of the Lakeline Station PUD, compatibility standards as outlined in Chapter 25-2, Subchapter C, Article 10 do not apply to the TOD Mixed Use district.
- c. Within the boundaries of the Lakeline Station PUD, compatibility standards as outlined in Chapter 25-2, Subchapter C, Article 10 apply to the Attached/Cluster Residential/Mixed Use and Single Family Residential/Mixed Use districts, except as modified below.
  - 1) Compatibility standards shall not apply between residential uses.
  - 2) Section 25-2-1052 (*Exceptions*) shall apply.
  - 3) The following are established as compatibility standards applicable to commercial and other permitted uses:
    - a) Section 25-2-1065(A) (*Scale and Clustering Requirements*) shall apply.
    - b) A 25-foot vegetative buffer area, shall be provided and maintained between residential uses and the following commercial and civic uses: automotive rentals, business or trade school, business support services, cocktail lounge, commercial off-street parking, consumer repair services, convenience storage, food preparation, hotel-motel, indoor entertainment, indoor sports and recreation, intensive recreational facilities, off-site accessory parking, outdoor entertainment, plant nursery, printing and publishing, service station, software development, theater, veterinary services, drive through services, and custom manufacturing. The buffer is measured from a property line of a residential

use to a building developed with a commercial or civic use.

- i) Mixed-use buildings are exempt from this requirement. A mixed-use building is a building containing any mix of commercial/office/live-work/residential units.
  - ii) Improvements permitted within the 25-foot vegetative buffer zone are: hike and bike trails, pedestrian trails, sidewalks, solid fences, detention, water quality and drainage facilities consisting primarily of earthen structures, utility improvements, overhead electric or communication lines, or those improvements that may otherwise be required by the City of Austin or specifically authorized in this ordinance
- c) A 100-foot wide buffer area, measured from the property line of a residential use to a building developed with industrial or commercial uses shall be provided and maintained.
- i) Mixed-use buildings are exempt from this requirement. A mixed-use building is a building containing any mix of commercial/office/live-work/residential units.
  - ii) Improvements permitted within the 100-foot buffer zone are: hike and bike trails, pedestrian trails, sidewalks, solid fences, detention, water quality and drainage facilities consisting primarily of earthen structures, underground utility improvements, overhead electric or communication lines, streets, alleys, driveways, surface parking facilities limited to 12 spaces or fewer, or those improvements that may otherwise be required by the City of Austin or specifically authorized in this ordinance.

- d) Section 25-2-1064 (*Front Setback*) shall not apply.
- e) Height restrictions are as follows:
  - i) Within 50 feet of an undeveloped platted residential lot (measured to the nearest building setback line on the property), a commercial building may not exceed three stories or 40 feet in height.
  - ii) Within 50 feet of a developed residential building, a commercial building may not exceed two stories or 30 feet above the height of the existing residential use.
  - iii) Beyond 50 feet from a developed residential building, a commercial building may be constructed to the permitted height as set forth in this PUD.
- f) Except for lighting in a public right-of-way, all exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent properties. Exterior lighting may not exceed 0.25 foot candles across the source property line.
- g) The noise level of mechanical equipment may not exceed 60 decibels at the property line.
- h) The use of highly reflective surfaces, including reflective glass and reflective metal roofs with a pitch of more than a run of seven to a rise of 12, is prohibited. This prohibition does not apply to solar panels and copper or painted metal roofs.
- i) Dumpsters and permanently placed refuse receptacles must be located a minimum of 25 feet from adjacent residential uses. The location of and access to dumpsters or any other refuse receptacles must comply with the Transportation Criteria Manual.

- j) Commercial and Civic uses must be screened in accordance with this subsection. Yards, fences, vegetative screening, or berms shall be provided to screen off-street parking areas containing 12 or more parking spaces on a single site, mechanical equipment, storage areas, and areas for refuse collection. If fences are used for screening, the height may not exceed six feet unless otherwise permitted in the Land Development Code. The property owner is responsible for the upkeep and maintenance of fences, berms, and vegetative screening.
- 8. Subsection C of Section 25-2-1006 (*Visual Screening*) does not apply to the PUD.
  - 9. Within the boundaries of the Lakeline Station PUD, design standards for commercial and mixed use projects as outlined in Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) do not apply.

B. Subdivision.

- 1. Section 25-4-171 (*Access To Lots*) is modified to provide the following.
  - a. Each lot in a subdivision, except a lot that fronts on a plaza or a shared green space and abuts an alley, shall abut a dedicated public street, and
  - b. Direct vehicular access from a single family residential lot to an alley is permitted and preferred. Lots containing multifamily, condominium, mixed-use, commercial and civic uses do not require direct vehicular access from a lot to an alley
- 2. Section 25-4-154 (*Street Design and Construction*) is modified to provide that street design and construction of streets, alleys and pedestrian paths may be designed and constructed in accordance with the Traditional Neighborhood Criteria Manual, the Standards Criteria Manual, the Standard Specifications Criteria Manual or attached Exhibit F (*Street Standards and Parking Regulations*) and Exhibit G (*Street Cross Section Illustrations*).

3. Section 25-4-33(B) (*Original Tract Requirement*) is modified to provide that a portion of an original tract may be included in a subdivision application if the director determines that
  - a. Subdividing only a portion of the original tract will not substantially impair the orderly planning of roads, utilities, drainage or other public facilities;
  - b. The portion of the original tract that is contiguous to the area to be subdivided has a 50 foot direct access to a public street or that applicant has provided access to a public street by dedicating right-of-way that is at least 50 feet wide; and
  - c. An appropriate amount of impervious cover has been previously allocated to the tract by virtue of a preliminary plan or an amended preliminary plan.

C. Transportation.

1. Section 25-6-171 (*Standards for Design and Construction*) does not apply to the PUD.
2. Section 25-6-172 (*Arterial Streets*) does not apply to the PUD. Development in the PUD shall comply with Exhibit F (*Street Standards and Parking Regulations*) and Exhibit G (*Street Cross Section Illustrations*)
3. Section 25-6-173 (*Collector Streets*) does not apply to the PUD. Development in the PUD shall comply with Exhibit F (*Street Standards and Parking Regulations*) and Exhibit G (*Street Cross Section Illustrations*).
4. Subsection (A) of Section 25-6-292 (*Design and Construction Standards*) is modified to provide that this may be modified in accordance with Exhibit D (*Site Development Regulations*), Exhibit F (*Street Standards and Parking Regulations*) and Exhibit G (*Street Cross Section Illustrations*).

5. Section 25-6-321 (*Existing Driveway*) is modified to provide that this may be modified in accordance with Exhibit D (*Site Development Regulations*), Exhibit F (*Street Standards and Parking Regulations*) and Exhibit G (*Street Cross Section Illustrations*).
6. Within the boundaries of the Lakeline Station PUD, Off-Street Parking and Loading standards as outlined in Chapter 25-6, Article 7 (*Off-Street Parking and Loading*) do not apply. Development in the PUD shall comply with Exhibit F (*Street Standards and Parking Regulations*) and Exhibit G (*Street Cross Section Illustrations*).
7. Within the boundaries of the Lakeline Station PUD, Off-Street Parking and Loading standards as outlined in Chapter 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) of the Code do not apply. Development in the PUD shall comply with Exhibit F (*Street Standards and Parking Regulations*) and Exhibit G (*Street Cross Section Illustrations*).

D. Environmental.

1. Section 25-8-64 (*Impervious Cover Assumptions*) does not apply to the PUD. Development in the PUD shall comply with Part 7 of this ordinance.
2. Section 25-8-322 (*Clearing For A Roadway*) is modified to provide that clearing of up to twice the right-of-way width shall be allowed.
3. Section 25-8-341 (*Cut Requirements*) is modified to allow cuts in accordance with Exhibit H, Environmental Features Map.
4. Section 25-8-342 (*Fill Requirements*) is modified to allow fills in accordance with Exhibit H, Environmental Features Map.
5. Subsection (B) of Section 25-8-394 (*Uplands Zone*) is modified to allow impervious cover limitations in the uplands zone of the Brushy and Lake Creek watersheds in accordance with Exhibit C (*Land Use Plan*), Exhibit D (*Site Development Regulations*) and Exhibit H (*Environmental Features Map*).

E. Sign Regulations.

For purposes of Section 25-10-154 (*Subdivision Identification Sign*) Lakeline Boulevard or a connector road is considered a major entry.

**PART 7. Allocation of Impervious Cover.**

Upon full development, the Property will include a maximum of 62% impervious cover over the net site area of the Property ("Maximum Allowable Impervious Cover"). The Maximum Allowable Impervious Cover for the Property shall be further limited within each Development District as follows:

- A. Within the TOD Mixed Use Development District, impervious cover shall be limited to a maximum of 79.1% of impervious cover.
- B. Within the Attached/Cluster Residential Mixed Use Development District, impervious cover shall be limited to a maximum of 84.8% of impervious cover.
- C. Within the Single Family Residential Mixed Use Development District, impervious cover shall be limited to a maximum of 73.0% of impervious cover.
- D. Within the Civic Development District, impervious cover shall be limited to a maximum of 48.8% of impervious cover.
- E. Within the Parks/Open Space/Detention Development District, impervious cover shall be limited to a maximum of 5.8% of impervious cover.

The owner of the Property shall prepare and submit a preliminary plan of the Property for City review and approval, that: (i) covers all of the Property; and (ii) describes the apportionment and percentage of impervious cover throughout each Development District and as allocated for each respective lot in the Preliminary Plan (each, a "Lot"). The apportionment of impervious cover allocated for each Lot on the Preliminary Plan shall include any adjacent roadways to such Lot. An individual Lot may have a Maximum Allowable Impervious Cover that exceeds that allowed for the Property or Development District so long as Owner complies with Items (A) – (E) above. Once approved, the Preliminary Plan will function as the tracking mechanism for the use of impervious cover on the Property. The owner shall final plat each Lot prior to the issuance of a building permit for such Lot. The final plat of all, or a portion, of the Property ("Final Plat") shall contain a plat note which states that impervious cover for the Property, or such portion of the Property in the Final Plat, is allocated in accordance with the Preliminary Plan.

Impervious cover may be transferred, reallocated or assigned from any Development Parcel within a Development District by processing an amendment to the Preliminary Plan or to a final plat of the Property. Impervious cover may not be assigned to or from any land that is not a part of the Property or from one Development District to another.

No apportionment or assignment of impervious cover to a Development Parcel may cause the impervious cover for a Development District or for the entirety of the Property to exceed the Maximum Allowable Impervious Cover

**PART 8.** Approval of this ordinance will waive inclusion of the Property within this PUD from a Station Area Plan or future TOD zoning district.

- A. Section 25-2-766.04(A)(5) (*Transit Oriented Development Districts Established and Classified*) does not apply to the PUD.
- B. Sections 25-2-766.05 through 25-2-766.14 (*Transition from Overlay District to Base District, Applicability, Use Regulations, Site Development Regulations, and Parking Regulations*) do not apply to the PUD.
- C. Sections 25-2-766.21 and 25-2-766.22 (*Preparation of Station Area Plan and Adoption of Station Area Plan*) do not apply to the PUD.
- D. Section 25-2-766.23(B) (*Amendments to Station Area Plan*) does not apply to the property within this PUD.

**PART 9.** This ordinance takes effect on October 22, 2007.

**PASSED AND APPROVED**

October 11, 2007

§  
§  
§

*Betty Dunbarley for*

Will Wynn  
Mayor

APPROVED:

*David Allan Smith*  
David Allan Smith  
City Attorney

ATTEST:

*Shirley A. Gentry*  
Shirley A. Gentry  
City Clerk

268.705 ACRES  
LAKELINE STATION  
TRACT 1

## EXHIBIT A

FN. NO. 06-666(KWA)  
NOVEMBER 13, 2006  
BPI JOB NO. 798-06

## DESCRIPTION

OF A 268.705 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF RECORD IN DOCUMENT NOS. 9333530 AND 9666531 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 268.705 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found at the northeast corner of said 334 acre tract and hereof, being the northwest corner of a 46.37 acre tract conveyed to Round Rock Independent School District by deed of record under Document No. 2002001208 of the Official Public Records of Williamson County, Texas, also being the southerly line of Lot 1, Block "A" Avery Church Subdivision, a subdivision of record in Cabinet CC, Slides 240-241 of the Plat Records of Williamson County, Texas, from which a nail found at an angle point in the northerly line of said 46.37 acre tract bears N67°23'01"E, a distance of 220.40 feet;

**THENCE**, along the easterly line of said 334 acre tract, being the westerly line of said 46.37 acre tract, for a portion of the easterly line hereof, the following three (3) courses and distances:

- 1) S20°02'52"E, a distance of 815.16 feet to a 1/2 inch iron rod found for an angle point;
- 2) S19°52'02"E, a distance of 1092.55 feet to a 1/2 inch iron rod found for an angle point;
- 3) S20°15'03"E, a distance of 328.20 feet to a 1/2 inch iron rod found at the southwesterly corner of said 46.37 acre tract, being the northwesterly corner of Lot 1, Block "A" Parmer/Lakeline Subdivision, a subdivision of record in Cabinet S, Slides 187-188 of said Plat Records;

**THENCE**, continuing along the easterly line of said 334 acre tract, being the westerly line of said Lot 1, Block "A" Parmer/Lakeline Subdivision, for a portion of the easterly line hereof, the following two (2) courses and distances:

- 1) S20°16'09"E, a distance of 219.64 feet to a 1/2 inch iron rod found for an angle point;
- 2) S20°27'52"E, a distance of 664.53 feet to a 1/2 inch iron rod found at the northeasterly corner of that certain 12.01 acre tract of land (Lakeline Boulevard) conveyed to Williamson County, Texas by deed of record under Document No. 2003091325 of said Official Public Records, for the southeasterly corner hereof;

**THENCE**, along the northerly line of said 12.01 acre tract, being the southerly line hereof, the following fourteen (14) courses and distances:

- 1) S72°41'24"W, a distance of 247.02 feet to a 1/2 inch iron rod found for an angle point;
- 2) S70°59'27"W, a distance of 843.29 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;
- 3) Along said curve to the left having a radius of 2060.00 feet, a central angle of 09°47'17", an arc length of 351.91 feet and a chord which bears S66°05'47"W, a distance of 351.49 feet to an iron pipe found at the end of said curve;
- 4) S61°12'52"W, a distance of 158.84 feet to a cotton spindle found for the point of curvature of a curve to the right;
- 5) Along said curve to the right having a radius of 1940.00 feet, a central angle of 09°19'55", an arc length of 315.98 feet and a chord which bears S65°52'27"W, a distance of 315.63 feet to a 1/2 inch iron rod found at the end of said curve;
- 6) S70°29'09"W, a distance of 186.60 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;
- 7) Along said curve to the left having a radius of 2060.00 feet, a central angle of 05°15'48", an arc length of 189.24 feet and a chord which bears S67°53'17"W, a distance of 189.17 feet to a 1/2 inch iron rod found at the end of said curve;
- 8) S65°15'46"W, a distance of 298.39 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;
- 9) Along said curve to the right having a radius of 940.00 feet, a central angle of 07°36'06", an arc length of 124.71 feet and a chord which bears S69°06'35"W, a distance of 124.62 feet to a 1/2 inch iron rod found at the end of said curve;
- 10) S72°51'47"W, a distance of 380.20 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;
- 11) Along said curve to the left having a radius of 1060.00 feet, a central angle of 21°28'25", an arc length of 397.27 feet and a chord which bears S62°06'27"W, a distance of 394.95 feet to a 1/2 inch iron rod found at the end of said curve;
- 12) S51°23'41"W, a distance of 167.68 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;

- 13) Along said curve to the right having a radius of 1140.00 feet, a central angle of  $19^{\circ}44'06''$ , an arc length of 392.66 feet and a chord which bears  $S61^{\circ}15'45''W$ , a distance of 390.72 feet to a 1/2 inch iron rod found at the end of said curve;
- 14)  $S71^{\circ}04'44''W$ , a distance of 326.06 feet to a 1/2 inch iron rod found at the northwesterly corner of said 12.01 acre tract, being the easterly line of that certain tract of land conveyed to Capital Metropolitan Transportation Authority (Railroad Right-of-way) by deed of record under Document No. 2000020773 of said Official Public Records, for the southwesterly corner hereof;

**THENCE**, along the westerly line of said 334 acre tract, being the easterly line of said Capital Metropolitan Transportation Authority tract, for the westerly line hereof, the following four (4) courses and distances:

- 1) Along a non-tangent curve to the right having a radius of 1920.00 feet, a central angle of  $24^{\circ}50'56''$ , an arc length of 832.69 feet and a chord which bears  $N05^{\circ}31'40''W$ , a distance of 826.18 feet to a 1/2 inch iron rod found for the end of said curve;
- 2)  $N04^{\circ}34'00''E$ , a distance of 1525.74 feet to a 1/2 inch iron rod found for the point of curvature of a non-tangent curve to the left;
- 3) Along said non-tangent curve to the left having a radius of 4674.76 feet, a central angle of  $11^{\circ}06'12''$ , an arc length of 905.92 feet and a chord which bears  $N01^{\circ}00'59''E$ , a distance of 904.51 feet to a 1/2 inch iron rod found for the end of said curve;
- 4)  $N02^{\circ}20'35''W$ , a distance of 248.85 feet to a 1/2 inch iron rod found at the southwesterly corner of Avery Ranch West Phase II, a subdivision of record in Cabinet U, Slides 181-187 of said Plat Records, being the northwesterly corner of said 334 acre tract, for the northwesterly corner hereof;

**THENCE**, along the southerly line of said Avery Ranch West Phase II, the southerly line of Avery Ranch West Phase One, a subdivision of record in Cabinet T, Slides 53-60 of said Plat Records and a portion of the southerly line of said Lot 1, Block "A" Avery Church Subdivision, being the northerly line of said 334 acre tract, for the northerly line hereof, the following three (3) courses and distances:

- 1)  $N68^{\circ}32'22''E$ , a distance of 1175.65 feet to a 1/2 inch iron rod found for an angle point;

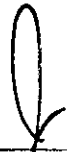
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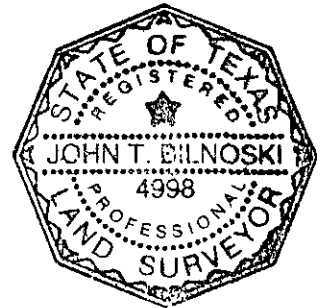
- 2) N68°49'16"E, a distance of 1847.55 feet to a 1/2 inch iron rod found for an angle point;
- 3) N68°50'48"E, a distance of 82.94 feet to the **POINT OF BEGINNING**, containing an area of 268.705 acres (11,704,766 sq. ft.) of land, more or less, within these metes and bounds.

**BEARING BASIS:** IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, UTILIZING THE LCRA GPS SURVEY CONTROL NETWORK.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY COMPLETED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JULY, 2005 AND UPDATED ON THE GROUND DURING THE MONTH OF OCTOBER, 2006.

BURY & PARTNERS, INC.  
ENGINEERING SOLUTIONS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
\_\_\_\_\_  
JOHN T. BILNOSKI      11/13/06  
NO. 4998      DATE  
STATE OF TEXAS



C814-06-0218

58.093 ACRES ..  
LAKELINE STATION  
TRACT 2

FN. NO. 06-670 (KWA)  
NOVEMBER 13, 2006  
BPI JOB NO. 798-06

**DESCRIPTION**

OF A 58.093 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF RECORD IN DOCUMENT NOS. 9333530 AND 9666531 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 58.093 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod found at the northeast corner of said 334 acre tract, being the northwest corner of a 46.37 acre tract conveyed to Round Rock Independent School District by deed of record under Document No. 2002001208 of the Official Public Records of Williamson County, Texas, also being the southerly line of Lot 1, Block "A" Avery Church Subdivision, a subdivision of record in Cabinet CC, Slides 240-241 of the Plat Records of Williamson County, Texas, from which a nail found at an angle point in the northerly line of said 46.37 acre tract bears N67°23'01"E, a distance of 220.40 feet;

**THENCE**, along the easterly line of said 334 acre tract, being the westerly line of said 46.37 acre tract, the following three (3) courses and distances:

- 1) S20°02'52"E, a distance of 815.16 feet to a 1/2 inch iron rod found for an angle point;
- 2) S19°52'02"E, a distance of 1092.55 feet to a 1/2 inch iron rod found for an angle point;
- 3) S20°15'03"E, a distance of 328.20 feet to a 1/2 inch iron rod found at the southwesterly corner of said 46.37 acre tract, being the northwesterly corner of Lot 1, Block "A" Parmer/Lakeline Subdivision, a subdivision of record in Cabinet S, Slides 187-188 of said Plat Records;

**THENCE**, continuing along the easterly line of said 334 acre tract, being the westerly line of said Lot 1, Block "A" Parmer/Lakeline Subdivision, the following two (2) courses and distances:

- 1) S20°16'09"E, a distance of 219.64 feet to a 1/2 inch iron rod found for an angle point;
- 2) S20°27'52"E, a distance of 664.53 feet to a 1/2 inch iron rod found at the southeasterly corner hereof, being the northeasterly corner of that certain 12.01 acre tract of land (Lakeline Boulevard) conveyed to Williamson County, Texas by deed of record under Document No. 2003091325 of said Official Public Records;

**THENCE**, S20°04'57"E, along the westerly line of said Lot 1, Block "A" Parmer/Lakeline Subdivision, being a portion of the easterly line of said 12.01 acre tract, a distance of 52.81 feet to a 1/2 inch iron rod found at the southwesterly corner of said Lot 1, Block "A" Parmer/Lakeline Subdivision, being the northwesterly corner of Lot 1, Block "A" Davis Spring Section 1-C, a subdivision of recorded in Cabinet P, Slides 42-43 of said Plat Records;

**THENCE**, S19°54'32"E, continuing along the easterly line of said 12.01 acre tract, being the westerly line of said Lot 1, Block "A" Davis Spring Section 1-C, a distance of 46.63 feet to a 1/2 inch iron rod found for the **POINT OF BEGINNING** and northeasterly corner hereof;

**THENCE**, S19°37'26"E, along the along the easterly line of said 334 acre tract and hereof, being the westerly line of said Lot 1, Block "A" Davis Spring Section 1-C, a distance of 419.89 feet to a 1/2 inch iron rod for at the southeasterly corner of said 334 acre tract and hereof;

**THENCE**, along the a portion of the southerly line of said 334 acre tract, being the northerly line of Lot 1, Block "A" Davis Spring Section 2-A-IP, a subdivision of recorded in Cabinet M, Slides 11-12 and Lot 1, Block "A" Davis Spring Section 2-B-IP, a subdivision of recorded in Cabinet M, Slides 143-144 both of said Plat Records, also being the northerly line of a 144.645 acre tract conveyed to Davis Spring Properties, Ltd. by deed of record in Volume 2199, Page 182 of the Deed Records of Williamson County, Texas, for a portion of the southerly line hereof, the following fifteen (15) courses and distances:

- 1) S69°37'26"W, a distance of 301.55 feet to an iron pipe found for an angle point;
- 2) S70°25'28"W, a distance of 249.80 feet to an iron pipe found for an angle point;
- 3) S67°44'04"W, a distance of 81.68 feet to an iron pipe found for an angle point;
- 4) S69°21'12"W, a distance of 133.40 feet to an iron pipe found for an angle point;
- 5) S70°05'32"W, a distance of 989.27 feet to a 1/2 inch iron rod found for an angle point;
- 6) S69°55'29"W, a distance of 130.17 feet to an iron pipe found for an angle point;
- 7) S68°43'25"W, a distance of 80.26 feet to an iron pipe found for an angle point;

- 8) S69°20'02"W, a distance of 92.38 feet to an iron pipe found for an angle point;
- 9) S67°07'07"W, a distance of 55.34 feet to an iron pipe found for an angle point;
- 10) S74°11'15"W, a distance of 60.77 feet to an iron pipe found for an angle point;
- 11) S67°56'57"W, a distance of 123.56 feet to an iron pipe found for an angle point;
- 12) S69°51'19"W, a distance of 508.04 feet to an iron pipe found for an angle point;
- 13) S69°10'11"W, a distance of 184.97 feet to an iron pipe found for an angle point;
- 14) S71°44'18"W, a distance of 107.42 feet to an iron pipe found for an angle point;
- 15) S70°04'29"W, a distance of 268.76 feet to an iron pipe found for an angle point;

**THENCE**, along the a portion of the southerly line of said 334 acre tract, being the westerly line of said 144.645 acre tract, for a portion of the southerly line hereof, the following six (6) courses and distances:

- 1) S20°43'18"E, a distance of 271.22 feet to an iron pipe found for an angle point;
- 2) S21°30'49"E, a distance of 240.79 feet to an iron pipe found for an angle point;
- 3) S19°42'58"E, a distance of 266.35 feet to an iron pipe found for an angle point;
- 4) S21°18'24"E, a distance of 232.22 feet to an iron pipe found for an angle point;
- 5) S85°56'57"E, a distance of 211.19 feet to an iron pipe found for an angle point;
- 6) S22°17'34"E, a distance of 26.04 feet to an iron pipe found at the northwesterly corner of that certain 2.4921 acre tract of land conveyed to City of Austin by deed of record in Volume 1201, Page 231 of said Deed Records;

**THENCE**, along a portion of the southerly line of said 334 acre tract, being the westerly line of said 2.4921 acre tract, for a portion of the southerly line hereof, the following two (2) courses and distances:

- 1) S21°30'47"E, a distance of 293.66 feet to an iron pipe found for an angle point;
- 2) S01°09'40"E, a distance of 99.22 feet to a 1/2 inch iron rod found in the easterly line of a tract of land conveyed to Capital Metropolitan Transportation Authority (Railroad Right-of-way) by deed of record under Document No. 2000020773 of said Official Public Records, for the southwesterly corner hereof;

**THENCE**, along the westerly line of said 334 acre tract, being the easterly line of said Capital Metropolitan Transportation Authority tract, for the westerly line hereof, the following two (2) courses and distances:

- 1) Along a non-tangent curve to the right having a radius of 1887.89 feet, a central angle of 47°43'28", an arc length of 1572.52 feet and a chord which bears N63°33'13"W, a distance of 1527.45 feet to a 1/2 inch iron rod found for the point of compound curvature of a curve to the right;
- 2) Along said compound curve to the right having a radius of 1920.00 feet, a central angle of 18°09'01", an arc length of 608.22 feet and a chord which bears N30°49'46"W, a distance of 605.68 feet to a 1/2 inch iron rod found at the southwesterly corner of said 12.01 acre tract, for the northwesterly corner hereof;

**THENCE**, leaving the easterly line of said Capital Metropolitan Transportation Authority tract, along the southerly line of said 12.01 acre tract, being the northerly line hereof, the following fourteen (14) courses and distances:


- 1) N71°04'44"E, a distance of 324.28 feet to a 1/2 inch iron rod found for the point of curvature to the left;
- 2) Along said curve to the left having a radius of 1260.00 feet, a central angle of 19°43'47", an arc length of 433.88 feet and a chord which bears N61°15'23"E, a distance of 431.74 feet to a 1/2 inch iron rod found at the end of said curve;
- 3) N51°23'41"E, a distance of 167.68 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;
- 4) Along said curve to the right having a radius of 940.00 feet, a central angle of 21°28'24", an arc length of 352.29 feet, a chord which bears N62°07'42"E, a distance of 350.24 feet to a 1/2 inch iron rod found at the end of said curve;
- 5) N72°51'47"E, a distance of 380.20 feet to a 1/2 inch iron rod found for a point of curvature to the left;

- 6) Along said curve to the left having a radius of 1060.00 feet, a central angle of  $07^{\circ}36'16''$ , an arc length of 140.69 feet and a chord which bears  $N69^{\circ}03'46''E$ , a distance of 140.58 feet to a 1/2 inch iron rod found at the end of said curve;
- 7)  $N65^{\circ}15'46''E$ , a distance of 298.39 feet to a 1/2 inch iron rod found for the point of curvature to the right;
- 8) Along said curve to the right having a radius of 1940.00 feet, a central angle of  $05^{\circ}15'52''$ , an arc length of 178.25 feet and a chord which bears  $N67^{\circ}53'34''E$ , a distance of 178.19 feet to a 1/2 inch iron rod found at the end of said curve;
- 9)  $N70^{\circ}29'09''E$ , a distance of 186.60 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;
- 10) Along said curve to the left having a radius of 2060.00 feet, a central angle of  $09^{\circ}19'43''$ , an arc length of 335.40 feet and a chord which bears  $N65^{\circ}51'38''E$ , a distance of 335.03 feet to a 1/2 inch iron rod found at the end of said curve;
- 11)  $N61^{\circ}12'52''E$ , a distance of 158.84 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;
- 12) Along said curve to the right having a radius of 1940.00 feet, a central angle of  $09^{\circ}47'32''$ , an arc length of 331.56 feet and a chord which bears  $N66^{\circ}05'33''E$ , a distance of 331.16 feet to a 1/2 inch iron rod found at the end of said curve;
- 13)  $N70^{\circ}59'27''E$ , a distance of 867.16 feet to a 1/2 inch iron rod found for an angle point;
- 14)  $N67^{\circ}37'08''E$ , a distance of 225.15 feet to the **POINT OF BEGINNING**, containing an area of 58.093 acres (2,530,534 sq. ft.) of land, more or less, within these metes and bounds.

**BEARING BASIS:** IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, UTILIZING THE LCRA GPS SURVEY CONTROL NETWORK.

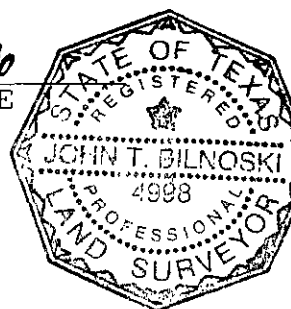
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY COMPLETED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JULY, 2005 AND UPDATED ON THE GROUND DURING THE MONTH OF OCTOBER, 2006.

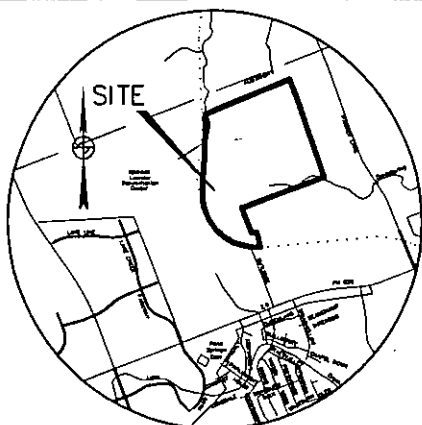
BURY & PARTNERS, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
JOHN T. BILNOSKI  
NO. 4998  
STATE OF TEXAS

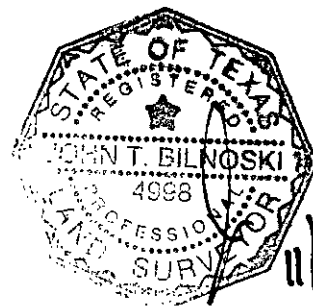
11/13/06

DATE





VICINITY MAP  
N.T.S.



11/13/06

CONTINENTAL HOMES  
OF TEXAS, L.P.  
TRACT 1, 92.657 ACRES  
DOC. NO. 2004043865

AVERY RANCH WEST  
PHASE II  
CABINET U  
SLIDES 181-187

AVERY RANCH WEST  
PHASE ONE  
CABINET T  
SLIDES 53-60

LOT 1  
BLOCK "A"  
AVERY CHURCH  
SUBDIVISION  
CAB. CC  
SLIDES 240-241

LCRA TRANSMISSIONS  
SERVICES CORPORATION  
DOC. NO. 2003022895

FLEUR LAND, LTD.  
104.79 ACRES  
DOC. NO. 9815649

CAPITAL METROPOLITAN  
TRANSPORTATION AUTHORITY  
(RAILROAD R.O.W.)  
DOC. NO. 2000020773

P.O.B.-TRACT 1  
P.O.C.-TRACT 2

TRACT 1  
268.705 ACRES  
(11,704,776 SQ. FT.)

334 ACRES  
WILLIAM A. SAVAGE  
DOC. NO. 9666530  
DOC. NO. 9666531

ROUND ROCK INDEPENDENT  
SCHOOL DISTRICT  
46.37 ACRES  
DOC. NO. 2002001208

PARMER LANE WEST (F.M. 734)  
(200' R.O.W.)

SHEET 5 OF 7

SHEET 2 OF 7

(LAKELINE BOULEVARD)  
WILLIAMSON COUNTY, TEXAS  
DOC. NO. 2003091325

LOT 1, BLOCK "A"  
PARMER/LAKELINE  
SUBDIVISION  
CABINET S  
SLIDES 187-188

LAKELINE  
BOULEVARD  
(100' R.O.W.)

TRACT 2  
58.093 ACRES  
(2,530,534 SQ. FT.)

DAVIS SPRING  
PROPERTIES, LTD.  
REMAINDER OF  
TRACT 1  
144.645 ACRES  
VOLUME 2199  
PAGE 182

LOT 1, BLOCK "A"  
DAVIS SPRING  
SECTION 2-A-IP  
CABINET M  
SLIDES 11-12

LOT 1  
BLOCK "A"  
DAVIS SPRING  
SECTION 1-C  
CABINET P  
SLIDES 42-43

DAVIS SPRING  
PROPERTIES, LTD.  
REMAINDER OF TRACT 1  
144.645 ACRES  
VOLUME 2199, PAGE 182

CITY OF AUSTIN  
2.4921 ACRES  
VOL. 1201, PG. 231

LOT 1, BLOCK "A"  
DAVIS SPRING  
SECTION 2-B-IP  
CABINET M  
SLIDES 143-144

SHEET 3 OF 7

SHEET 1 OF 7

**Bury+Partners**  
ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78748  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc. ©Copyright 2006

### SKETCH TO ACCOMPANY DESCRIPTION

OF 326.798 ACRE OUT OF THE RACHEL SAUL SURVEY, ABSTRACT  
NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT  
CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF  
RECORD IN DOCUMENT NOS. 9666530 AND 9666531 OF THE  
OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC  
LAKELINE STATION**

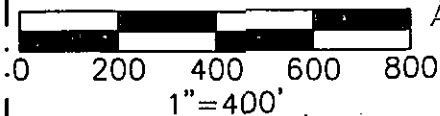
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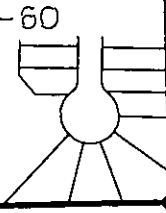
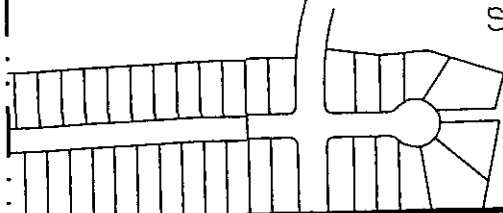
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PROJ. No: 798-06.91



AVERY RANCH WEST  
PHASE ONE  
CABINET T  
SLIDES 53-60

LOT 1  
BLOCK "A"  
AVERY CHURCH  
SUBDIVISION  
CAB. CC  
SLIDES 240-241



N68°49'16"E 1847.55'  
(N68°49'57"E 1847.90')

L11  
(L11)

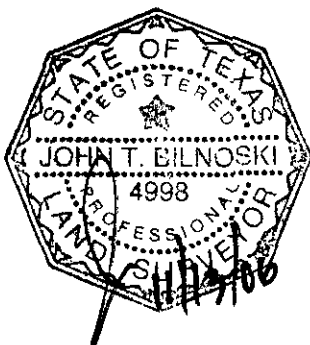
N67°23'01"E  
220.40'

P.O.B.-TRACT 1  
P.O.C.-TRACT 2

MATCH LINE SEE SHEET 5 OF 7

**TRACT 1**  
**268.705 ACRES**  
(11,704,776 SQ. FT.)

334 ACRES  
WILLIAM A. SAVAGE  
DOC. NO. 9666530  
DOC. NO. 9666531



S20°02'52"E 815.16'  
(S20°02'11"E 815.36')

S19°52'02"E 1092.55'  
(S19°51'21"E 1092.91')

L1  
(S20°14'35"E  
327.89')

L2  
(L2)

S20°27'52"E  
664.53'  
(S20°27'52"E 664.47')

ROUND ROCK INDEPENDENT  
SCHOOL DISTRICT  
46.37 ACRES  
DOC. NO. 2002001208

LOT 1, BLOCK "A"  
PARMER/LAKELINE  
SUBDIVISION  
CABINET S  
SLIDES 187-188

**PARMER LANE WEST (F.M. 734)**

(200' R.O.W.)

SHEET 2 OF 7

MATCH LINE SEE SHEET 3 OF 7

**LAKELINE**

**Bury+Partners**

ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78746  
Tel. (512)328-0011 Fax (512)328-0325  
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**SKETCH TO ACCOMPANY DESCRIPTION**

OF 326.798 ACRE OUT OF THE RACHEL SAUL SURVEY, ABSTRACT  
NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT  
CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF  
RECORD IN DOCUMENT NOS. 9666530 AND 9666531 OF THE  
OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC  
LAKELINE STATION**

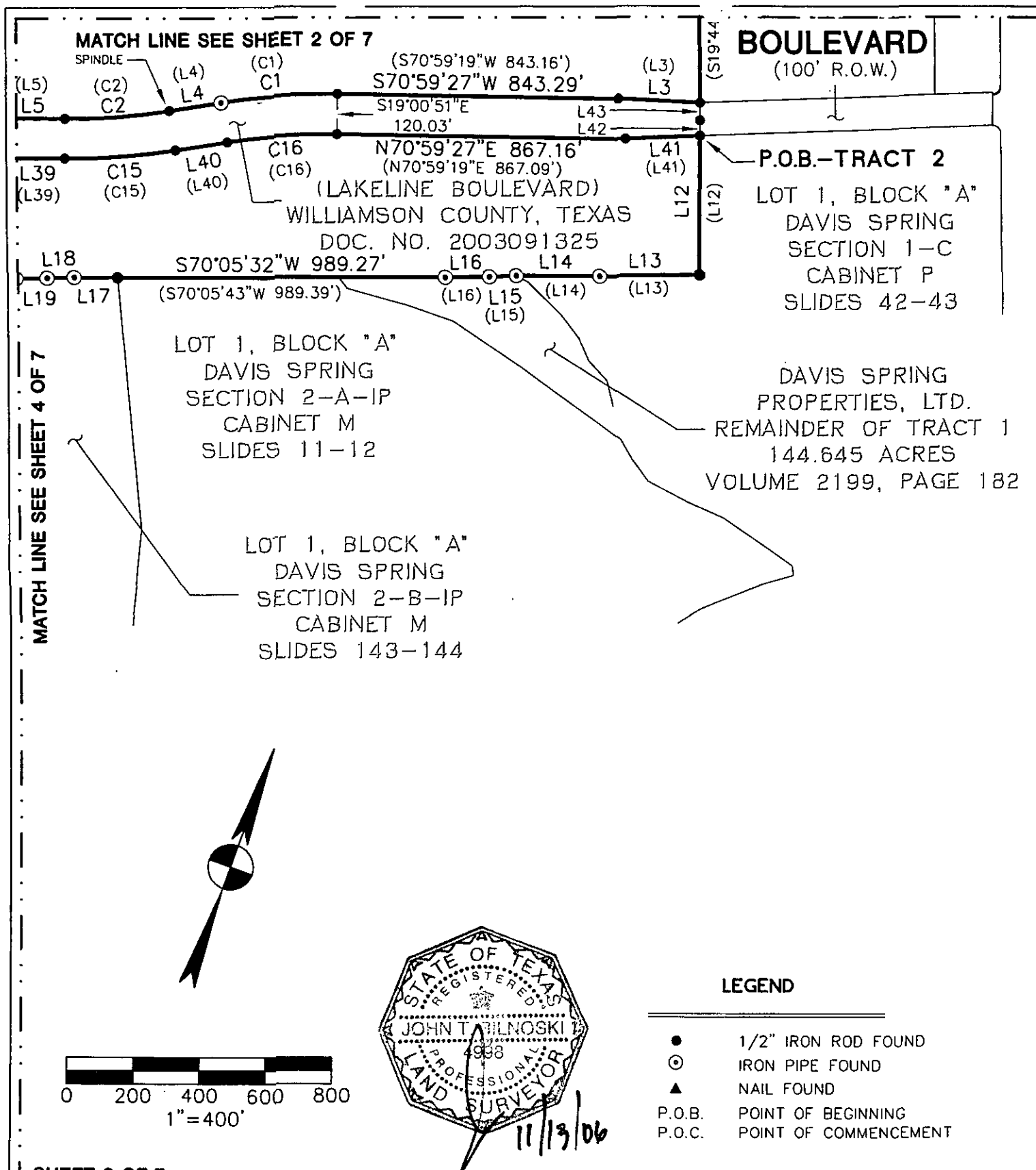
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FILE: H:\798\06\79806EX2.dwg

FN No.: 06-666/670

DRAWN BY: KWA

PROJ. No: 798-06.91



**SHEET 3 OF 7**

**Bury+Partners**  
ENGINEERING SOLUTIONS  
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Austin, Texas 78746  
Tel. (512)328-0011 Fax (512)328-0325  
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**SKETCH TO ACCOMPANY DESCRIPTION**

OF 326.798 ACRE OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF RECORD IN DOCUMENT NOS. 9666530 AND 9666531 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC  
LAKELINE STATION**

**SHEET 3 OF 7**

DATE: 11/13/06 FILE: H:\798\06\79806EX2.dwg FN No.: 06-666/670 DRAWN BY: KWA PROJ. No: 798-06.91

MATCH LINE SEE SHEET 5 OF 7

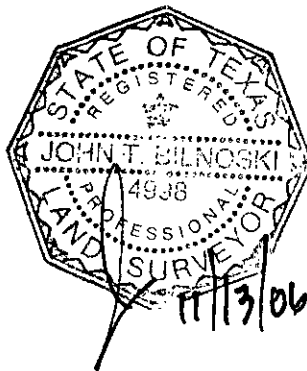
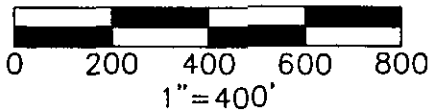
**TRACT 2**  
**58.093 ACRES**  
 (2,530,534 SQ. FT.)

DAVIS SPRING  
 PROPERTIES, LTD.  
 REMAINDER OF TRACT 1  
 144.645 ACRES  
 VOLUME 2199, PAGE 182

NO RECORD INFORMATION  
 ALONG RAILROAD RIGHT-OF-WAY

LOT 1, BLOCK "A"  
 NORTHWOODS LOTS 1, 2 &  
 3 OF BLOCK E  
 CABINET W, SLIDES 17-20

CITY OF AUSTIN  
 2.4921 ACRES  
 VOL. 1201, PG. 231



**LEGEND**

- 1/2" IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ▲ NAIL FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

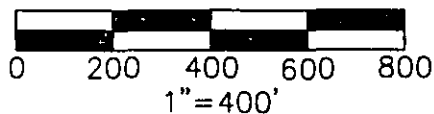
SHEET 4 OF 7

**Bury+Partners**  
 ENGINEERING SOLUTIONS  
 3345 Bee Caves Road, Suite 200  
 Austin, Texas 78746  
 Tel. (512)328-0011 Fax (512)328-0325  
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**SKETCH TO ACCOMPANY DESCRIPTION**

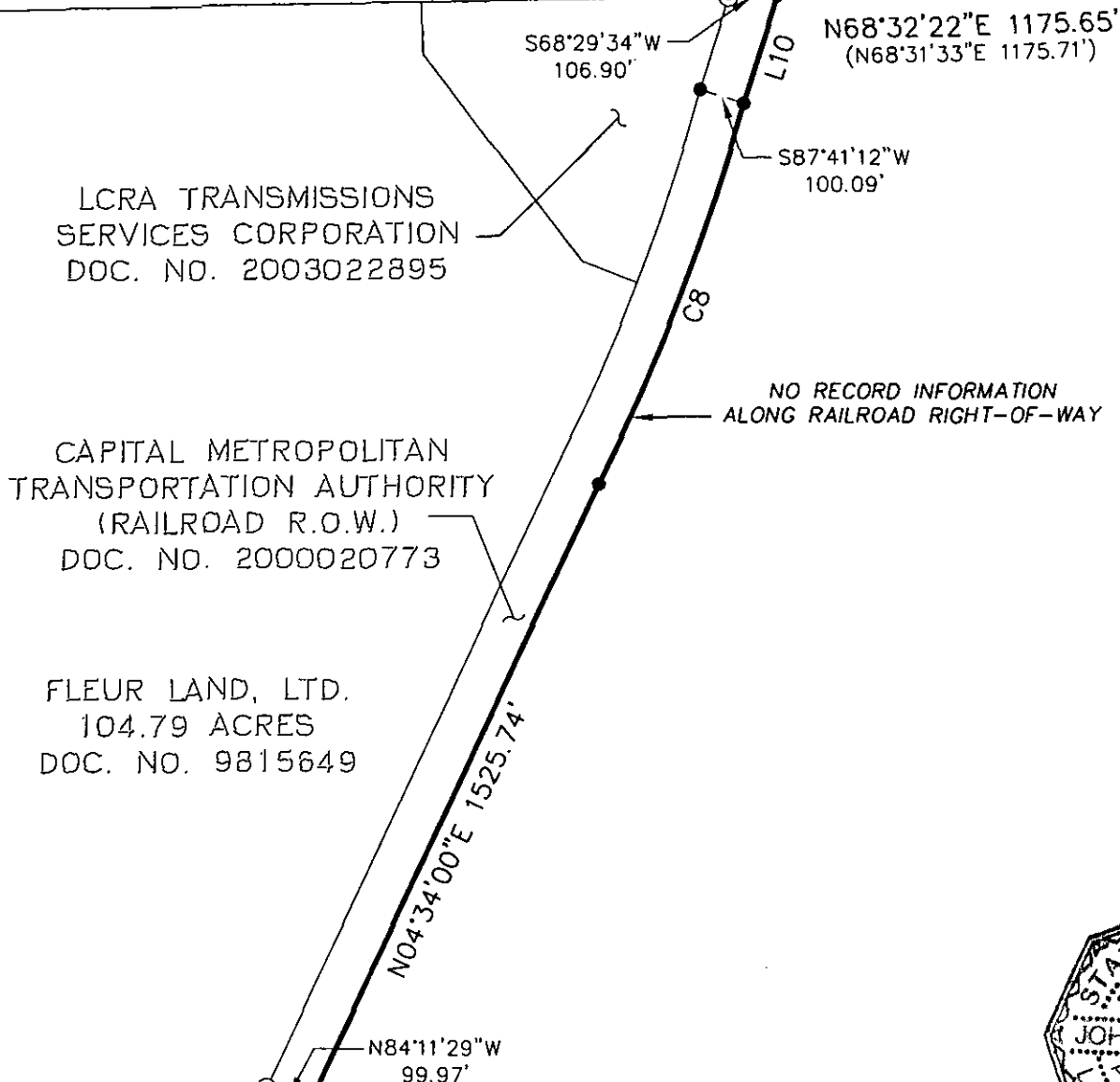
OF 326.798 ACRE OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF RECORD IN DOCUMENT NOS. 9666530 AND 9666531 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC  
 LAKELINE STATION**



CONTINENTAL HOMES  
OF TEXAS, L.P.  
TRACT 1, 92.657 ACRES  
DOC. NO. 2004043865

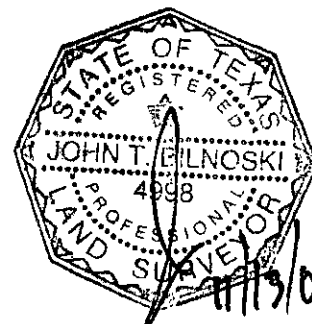
AVERY RANCH WEST  
PHASE II  
CABINET U  
SLIDES 181-187



LCRA TRANSMISSIONS  
SERVICES CORPORATION  
DOC. NO. 2003022895

CAPITAL METROPOLITAN  
TRANSPORTATION AUTHORITY  
(RAILROAD R.O.W.)  
DOC. NO. 2000020773

FLEUR LAND, LTD.  
104.79 ACRES  
DOC. NO. 9815649



SHEET 5 OF 7

MATCH LINE SEE SHEET 4 OF 7

**Bury+Partners**

ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78746  
Tel. (512)328-0011 Fax (512)328-0325  
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#### SKETCH TO ACCOMPANY DESCRIPTION

OF 326.798 ACRE OUT OF THE RACHEL SAUL SURVEY, ABSTRACT  
NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT  
CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF  
RECORD IN DOCUMENT NOS. 9666530 AND 9666531 OF THE  
OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC  
LAKELINE STATION**

DATE: 11/13/06

FILE: H:\798\06\79806EX2.dwg

FN No.: 06-666/670

DRAWN BY: KWA

PROJ. No: 798-06.91

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S20°15'03"E	328.20
L2	S20°16'09"E	219.64
L3	S72°41'24"W	247.02
L4	S61°12'52"W	158.84
L5	S70°29'09"W	186.60
L6	S65°15'46"W	298.39
L7	S72°51'47"W	380.20
L8	S51°23'41"W	167.68
L9	S71°04'44"W	326.06
L10	N02°20'35"W	248.85
L11	N68°50'48"E	82.94
L12	S19°37'26"E	419.89
L13	S69°16'36"W	301.55
L14	S70°25'28"W	249.80
L15	S67°44'04"W	81.68
L16	S69°21'12"W	133.40
L17	S69°55'29"W	130.17
L18	S68°43'25"W	80.26
L19	S69°20'02"W	92.38
L20	S67°07'04"W	55.34
L21	S74°11'15"W	60.77
L22	S67°56'57"W	123.56
L23	S69°51'19"W	508.04
L24	S69°10'11"W	184.97
L25	S71°44'18"W	107.42
L26	S70°04'29"W	268.76
L27	S20°43'18"E	271.22
L28	S21°30'49"E	240.79
L29	S19°42'58"E	266.35
L30	S21°18'24"E	232.22
L31	S85°56'57"E	211.19
L32	S22°17'34"E	26.04
L33	S21°30'47"E	293.66
L34	S01°09'40"E	99.22
L35	N71°04'44"E	324.28
L36	N51°23'41"E	167.68
L37	N72°51'47"E	380.20
L38	N65°15'46"E	298.39
L39	N70°29'09"E	186.60
L40	N61°12'52"E	158.84
L41	N67°37'08"E	225.15
L42	S19°54'32"E	46.63
L43	S20°04'57"E	52.81

**RECORD LINE TABLE**

LINE	BEARING	LENGTH
L2	S20°16'09"E	219.64
L3	S72°37'24"W	246.95
L4	S61°11'47"W	158.90
L5	S70°31'30"W	186.64
L6	S65°15'38"W	298.42
L7	S72°51'54"W	380.26
L8	S51°23'30"W	167.78
L9	S71°07'17"W	326.00

L11	N68°50'48"E	82.94
L12	S19°38'42"E	421.89
L13	S69°18'24"W	301.61
L14	S70°25'55"W	249.80
L15	S67°45'29"W	81.64
L16	S69°22'31"W	133.51
L17	S70°05'43"W	130.05
L18	S68°37'40"W	80.44
L19	S69°16'35"W	92.17
L20	S66°52'52"W	55.34
L21	S74°20'34"W	60.97
L22	S67°57'24"W	123.46
L23	S69°54'34"W	133.10
L24	S69°09'18"W	185.32
L25	S71°42'09"W	107.41
L26	S70°05'39"W	268.84
L27	S20°45'47"E	271.40
L28	S21°32'33"E	240.58
L29	S19°41'04"E	266.44
L30	S21°14'40"E	232.27
L31	S86°07'45"E	211.56
L32	S21°25'30"E	26.38
L33	S19°23'00"E	293.94
L34	S00°55'00"E	99.32
L35	N71°07'17"E	324.31
L36	N51°23'30"E	167.78
L37	N72°51'54"E	380.26
L38	N65°15'38"E	298.42
L39	N70°31'30"E	186.64
L40	N61°11'47"E	158.90
L41	N67°34'36"E	225.15
L42	S19°38'40"E	46.42
L43	S20°26'46"E	53.15

**SHEET 6 OF 7**

**Bury+Partners**

ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78746  
Tel. (512)328-0011 Fax (512)328-0325  
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**SKETCH TO ACCOMPANY DESCRIPTION**

OF 326.798 ACRE OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF RECORD IN DOCUMENT NOS. 9666530 AND 9666531 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC  
LAKELINE STATION**

DATE: 11/13/06 FILE: H:\798\06\79806EX2.dwg

FN No.: 06-666/670

DRAWN BY: KWA

PROJ. No: 798-06.91

**CURVE TABLE**

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	9°47'17"	2060.00	351.91	351.49	S66°05'47"W
C2	9°19'55"	1940.00	315.98	315.63	S65°52'27"W
C3	5°15'48"	2060.00	189.24	189.17	S67°53'17"W
C4	7°36'06"	940.00	124.71	124.62	S69°06'35"W
C5	21°28'25"	1060.00	397.27	394.95	S62°06'27"W
C6	19°44'06"	1140.00	392.66	390.72	S61°15'45"W
C7	24°50'56"	1920.00	832.69	826.18	N05°31'40"W
C8	11°06'12"	4674.76	905.92	904.51	N01°00'59"E
C9	47°43'28"	1887.89	1572.52	1527.45	N63°33'13"W
C10	18°09'01"	1920.00	608.22	605.68	N30°49'46"W
C11	19°43'48"	1260.00	433.89	431.75	N61°15'36"E
C12	21°28'28"	940.00	352.31	350.25	N62°06'17"E
C13	7°36'05"	1060.00	140.63	140.53	N69°06'16"E
C14	5°15'57"	1940.00	178.30	178.24	N67°53'20"E
C15	9°19'42"	2060.00	335.39	335.02	N65°52'22"E
C16	9°47'19"	1940.00	331.44	331.04	N66°05'45"E
C17	3°34'55"	1920.00	120.03	120.01	S19°46'22"E

**RECORD CURVE TABLE**

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	9°47'32"	2060.00	352.07	351.64	S66°05'33"W
C2	9°19'43"	1940.00	315.86	315.51	S65°51'38"W
C3	5°15'52"	2060.00	189.28	189.21	S67°53'34"W
C4	7°36'16"	940.00	124.76	124.67	S69°03'46"W
C5	21°28'24"	1060.00	397.27	394.95	S62°07'42"W
C6	19°43'47"	1140.00	392.56	390.62	S61°15'23"W
C11	19°43'47"	1260.00	433.88	431.74	N61°15'23"E
C12	21°28'24"	940.00	352.29	350.24	N62°07'42"E
C13	7°36'16"	1060.00	140.69	140.58	N69°03'46"E
C14	5°15'52"	1940.00	178.25	178.19	N67°53'34"E
C15	9°19'43"	2060.00	335.40	335.03	N65°51'38"E
C16	9°47'32"	1940.00	331.56	331.16	N66°05'33"E
C17	3°34'03"	1920.00	120.03	120.01	N19°41'16"W

**SHEET 7 OF 7**

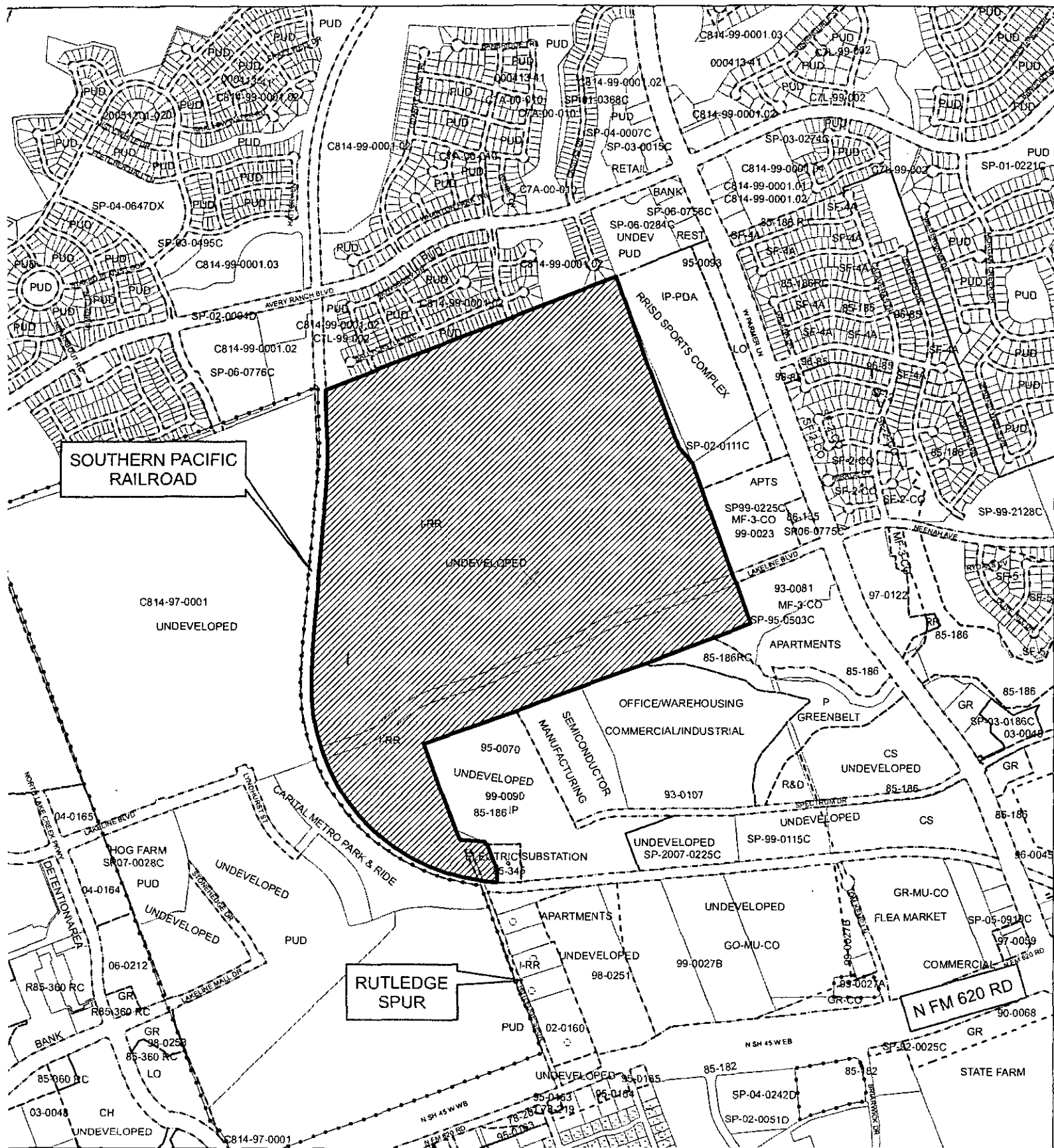
**b Bury+Partners**  
ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78746  
Tel. (512)328-0011 Fax (512)328-0325  
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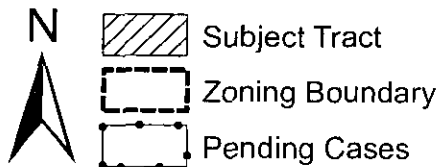
**SUMMIT/PACIFIC  
LAKELINE STATION**

DATE: 11/13/06	FILE: H:\798\06\79806EX2.dwg	FN No.: 06-666/670	DRAWN BY: KWA	PROJ. No: 798-06.91
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# PLANNED UNIT DEVELOPMENT *EXHIBIT B*

ZONING CASE#: C814-06-0218  
 ADDRESS: N FM 620 RD AND  
 13713 RUTLEDGE SPUR  
 SUBJECT AREA: 326.798 ACRES  
 GRID: G41  
 MANAGER: W. WALSH

















1" = 1200' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

LAKELINE STATION PUD  
EXHIBIT C:  
LAND USE PLAN

Austin, Texas  
September 10, 2007



- LEGEND:**
- |   |                        |   |  |
|---|------------------------|---|--|
|  | TOD                    |  | TOD Mixed Use                          |
|  | ACR/MU                 |  | Attached/Cluster Residential/Mixed Use |
|  | SF/MU                  |  | Single Family Residential/Mixed Use    |
|  | Civic                  |  | Civic                                  |
|  | Parks                  |  | Parks                                  |
|  | Open Space & Detention |  | Open Space & Detention                 |
|  | Connector Streets      |  | Connector Streets                      |

## LAND USE SUMMARY

Development Districts	Net Area (Acres)	Lot Density	(Net) Density of Units	Maximum Population Carrying Capacity (%)	Allowable Population Carrying Capacity (%)
1: TOD Mixed Use	23.4	15.8	45.0	79.1	
2: Attached Cluster Residential/ MU	77.5	58.6	20.6	1211	64.8
3: Single Family Residential/ MU	140.2	98.1	6.7	853	73.0
4: Civic	12.3				48.8
5: Parks, open space, detention	83.5				5.8

## SLOPE SUMMARY

Slope	Upland Area (Acres)
0-15 %	316.86
15-25 %	0.10

**PACIFIC SUMMIT PARTNERS**  
Austin, Texas

CATHOLIC ASSOCIATES  
OF CANADA - O.C.A.E.D. CANADA

# LAKELINE STATION PUD

## EXHIBIT D - SITE DEVELOPMENT REGULATIONS TABLE

Development District 1: TOD Mixed Use	Development District 2: Attached Cluster Residential/ MU
Maximum Height = 90 feet Maximum Floor to Area Ratio = 6 to 1 *Maximum District Impervious Cover = 79.1% Maximum Dwelling Units = 71	Maximum Height = 55 feet Maximum Floor to Area Ratio = 3 to 1 *Maximum District Impervious Cover = 84.8% Maximum Dwelling Units = 121

Development District 3: Single Family Residential/ MU
Maximum Height = 45 feet Maximum Floor to Area Ratio: 2 to 1 *Maximum District Impervious Cover = 73.0% Maximum Dwelling Units = 853

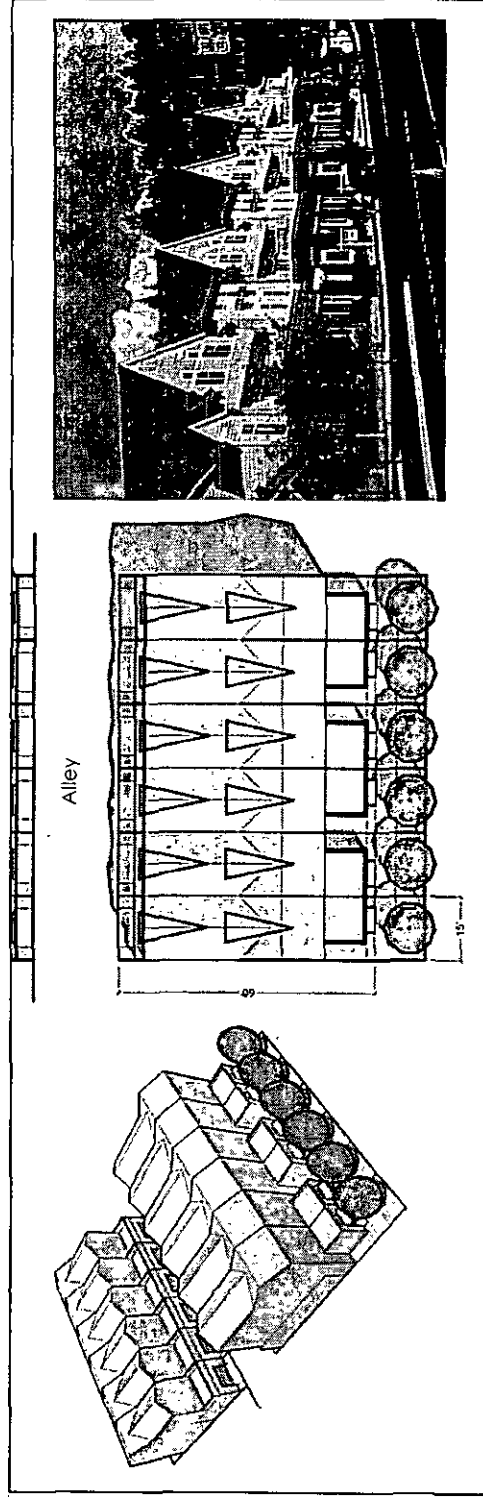
BUILDING TYPE	Commercial/ Mixed use	Embedded Garage	Podium	Tuck-Under	Lakeline Townhome	Townhome Court	Live-Work Townhomes	*Green Court/ Paseo Court	Lakeline Small Lot	Lakeline Standard Lot	Estate Lot
GENERAL USE TYPES - See Exhibit E for Code Defined Zoning Uses	Commercial / Mixed use	Multifamily / Mixed use	Multifamily / Mixed use	Multifamily / Mixed use	Attached Single Family	Attached Single Family	Attached Single Family / Mixed Use	Detached Single Family	Detached Single Family	Detached Single Family	Detached Single Family
Minimum Lot Size	30,000sf	68,000 sf	30,000 sf	3000 sf	1,200 sf	1,200 sf	960 sf	1,800 sf	3,600 sf	4,500 sf	7,000 sf
Maximum Lot Size								7,500 sf	10,000 sf	10,000 sf	15,000 sf
Minimum Lot Depth	200 ft	340 ft	150 ft	100 ft	60 ft	60 ft	60 ft	60 ft	90 ft	90 ft	100 ft
Maximum Lot Width	150 ft	200 ft	200 ft	30 ft	20 ft	20 ft	16 ft	30 ft	40 ft	50 ft	70 ft
Maximum Front Setback	0 ft Commercial 10 ft Residential	0 ft Commercial 10 ft Residential	0 ft Commercial 10 ft Residential	0 ft Commercial 10 ft Residential	10 ft	10 ft	0 ft Commercial 10 ft Residential	10 ft	12 ft	12 ft	15 ft
Minimum Front Setback	0 ft Commercial 4 ft Residential	0 ft Commercial 4 ft Residential	0 ft Commercial 4 ft Residential	0 ft Commercial 4 ft Residential	4 ft	4 ft	0 ft Commercial 4 ft Residential	6 ft	8 ft	8 ft	10 ft
Minimum Interior Side Setback	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	3 ft	3 ft	5 ft	5 ft
Minimum Corner Side Setback	0 ft	10 ft	10 ft	10 ft	N/A	N/A	N/A	N/A	7 ft	10 ft	10 ft
Minimum Rear Setback to Primary Building	20 ft	20 ft	20 ft	4 ft	4 ft	4 ft	4 ft	4 ft	10 ft	15 ft	20 ft
Minimum Frontage Percentage	75%	75%	75%	75%	75%	75%	75%	no requirement	no requirement	no requirement	no requirement
Minimum Poreh/Sloot Setback	0 ft	0 ft	0 ft	4 ft	4 ft	4 ft	0 ft Commercial 4 ft Residential	4 ft	5 ft	5 ft	5 ft

\* An individual Lot may have a Maximum Allowable Impervious Cover that exceeds that allowed for the Property or Development District so long as Owner complies with maximum impervious cover for each of the Development Districts.

## LAKELINE STATION PUD

### EXHIBIT D – SITE DEVELOPMENT REGULATIONS NOTES

1. In TOD Mixed Use Development District, all Commercial and/or Mixed-use buildings with ground floor commercial use shall follow the site development regulations specified on page D-1 of Exhibit D. If a Mixed-use or Commercial building has retail/commercial uses on the ground floor, the minimum setback from the street will be zero feet.
2. Non-Residential Uses are allowed in within the Attached/ Cluster residential/ Mixed Use and Single Family/ Mixed Use Districts if located within a the Live-Work Building type (as shown in Figure 1 below). In addition, the live-work building type within these two districts shall be allowed only on Lakeline Boulevard and on Connector Streets, as shown in Exhibit C; or on corner lots at intersections with a connector street.



**Figure 1:** Example of Live-work Building Type. Live-work homes offer a compact ownership residential-office opportunity without the noise impacts that can occur in condominiums with neighbors above or below. Each unit will have an individual ground-floor entry addressing the street, a work-space/ commercial space in front looking on to the street with minimal or no setback, a private garage, and private parcel of land. Garages are alley-accessed.

3. Lots within the Single Family Residential/ Mixed Use Development District which are 40 feet wide or less must have driveways access from the alley, which is called 'rear-loaded'. Lots wider than 40 feet may have driveways access from the front street, which is called 'front-loaded'.
4. No drive-through services shall be permitted within this development.
5. For all mixed-use, commercial or other non-residential use buildings, Chapter 25-2, Subchapter E, Article 3: Building Design Standards apply. If the applicant seeks a minor modification or alternative equivalent compliance from one or more of the requirements of Article 3, that approval shall be in accordance with Chapter 25-2, Subchapter E, Article 1, Sections 1.4 and 1.5.

## 6. Garage Placement Criteria:

- A) Garage side yard setbacks may be reduced to zero feet provided that applicable fire rating and building codes are met. The wall of a garage built adjacent to a zero lot line or within 3 feet of a common side lot line must be solid and opaque, and may not contain an opening.
- B) Residential garages shall be positioned to de-emphasize their visual presence on the street. This will allow the active, visually interesting features of the house, to dominate the streetscape. Garages may be sited in the following ways (as shown in Figure 2):
  - o Rear-Alley loaded garages.
  - o Front-Loaded Side Drive garages (Minimum 35' behind front wall plane of the residence) with maximum 10' wide curb cut at the street.
  - o Front-Loaded Recessed garages (Minimum 5' behind front wall plane of the residence) with maximum 18' curb cut at the street.

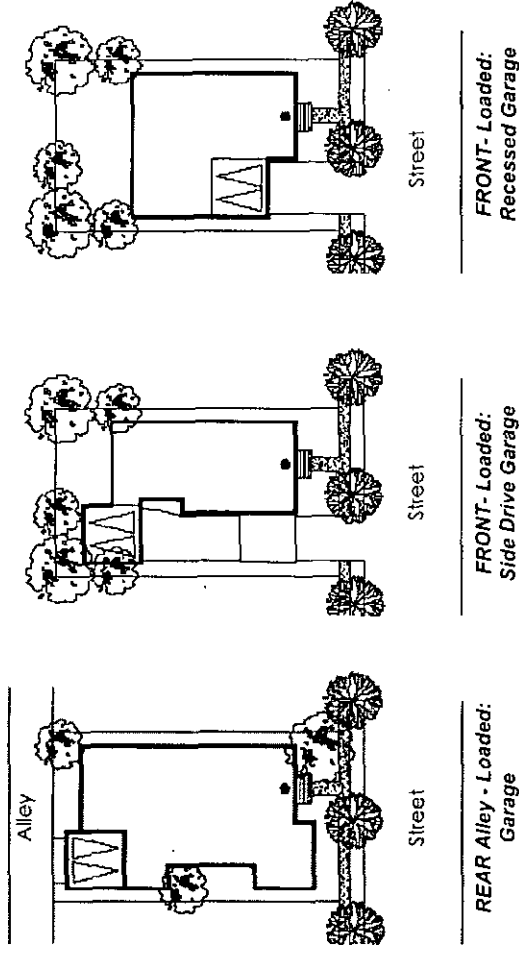


FIGURE 2: Examples of Garage Placement

## 7. Guidelines For Development within the TOD Mixed Use Development District:

### A) Building Entrances, Minimum Ground Floor Height, Fenestration

Building entrances are required on connector streets; and on streets with transit service (train or bus).

- o This paragraph applies to a building that is constructed along a front yard or street side yard setback line. For a depth of at least 20 feet, the minimum distance between the finished ground floor of the building and the structural portion of the ceiling is 15 feet. This requirement does not apply if the building is subject to Article 10 (Compatibility Standards) or if the director determines that the requirement is impractical because of site constraints.
- o This paragraph applies to a commercial or mixed-use building. For a ground level wall that faces a public street, at least 50 percent of the wall area that is between two and ten feet above grade must be constructed of glass with a visible transmittance rating of 0.6 or higher.

## B) Sidewalks in the TOD Mixed Use Development District

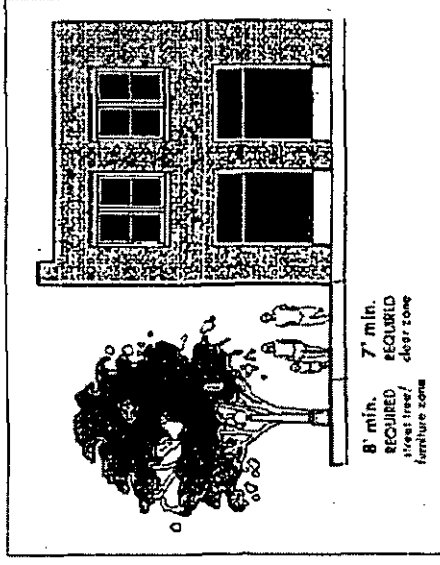
In order to create an environment that is supportive of pedestrian and transit mobility, public sidewalks shall be located along both sides of all streets in the TOD Mixed Use Development District. No sidewalk shall be less than 15 feet in width, unless otherwise approved as part of the site plan review process. The 15 foot minimum requirement shall apply regardless of the available right-of-way. Where required, the sidewalk shall extend onto private property to fulfill the 15-foot minimum requirement, with a sidewalk easement provided. Sidewalks shall consist of two zones: a street tree/furniture zone located adjacent to the curb and a clear zone, as shown in Figures 3, 4 and 5. The following standards shall apply to these zones:

### (1) Street Tree/Furniture Zone

- The street tree/furniture zone shall have a minimum width of eight feet (from face of curb) and shall be continuous and located adjacent to the curb.
- The zone shall be planted with street trees at an average spacing not greater than 30 feet on center, or up to 60 feet on center if parallel or head-in parking is provided pursuant to Subchapter E: Design Standards and Mixed Use, Section 2.2.2.B.5. Trees shall be selected in conformance with Appendix N: City of Austin Preferred Plant List of the Environmental Criteria Manual.
- In addition, the zone is intended for the placement of street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.

### (2) Clear Zone

The clear zone shall be a minimum width of 7-feet, shall be hardscaped, shall be located adjacent to the street tree/furniture zone, and shall comply with ADA and Texas Accessibility Standards. The clear zone shall be unobstructed by any permanent or nonpermanent element for a minimum width of seven feet and a minimum height of eight feet, as shown in Figures 3, 4 and 5.



**Figure 3.** Sidewalk Requirements in TOD Mixed Use District. Street trees are required in this District with an average spacing not greater than 30 ft on center.



**Figure 4.** Street tree/furniture zone example



**Figure 5.** Clear zone example

### C) Supplemental Zone (Optional)

A supplemental zone may be provided at the option of the applicant between the street-facing facade line and the required clear zone, as shown in Figures 6, 7 and 8. The following standards apply to supplemental zones:

- 1) If a supplemental zone is provided, up to 30 percent of the linear frontage of the supplemental zone may be a maximum of 30 feet wide, and the remainder of the supplemental zone shall be a maximum of 20 feet wide.
- 2) The following elements may be located within the supplemental zone:
  - a. Accessory outdoor dining, provided that the dining area may be separated from the sidewalk only with planters, shrubs, or fencing with a maximum height of 42 inches, as shown in Figure 8);
  - b. Balconies, pedestrian walkways, porches, handicap ramps, and stoops; provided, however, that no such feature shall extend beyond the supplemental zone without a license agreement;
  - c. Terraces, provided that they have a maximum finished floor height of 24 inches above the sidewalk elevation and shall be surrounded by a guardrail that meets city specifications;
  - d. Landscape and water features;
  - e. Plazas; and
  - f. Incidental display and sales.
- 3) Any features in the supplemental zone must not obstruct the open pedestrian connection between the building's primary entrance and the clear zone.
- 4) If a supplemental zone is provided, the building can be pushed back farther than the stipulated maximum front setback, but not farther than the edge of the supplemental zone (20'-30' max. from the setback line).

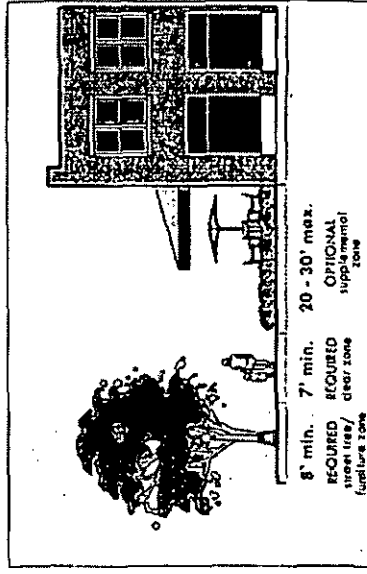


Figure 6: Optional Supplemental Zone (Section)

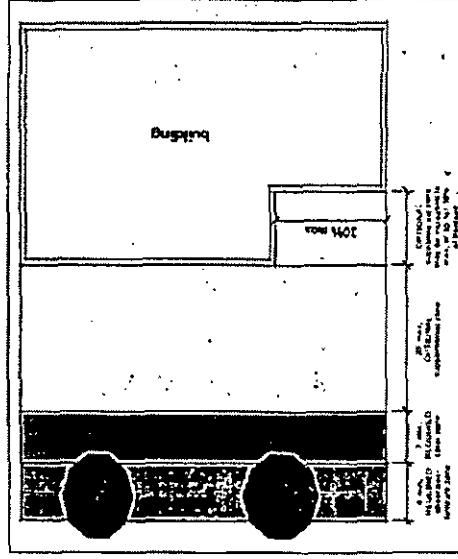


Figure 7: Optional Supplemental Zone may be expanded to 30 ft for a maximum of 30% of frontage.



Figure 8: Example of Supplemental Zone outdoor dining

#### D) Building Placement

(Ref: Chapter 25-2, Subchapter E: Design Standards and Mixed Use, Article 2: Site Development Standards, Section 2.2, Subsection 2.2.2; and Article 5: Definitions)

- 1) General Building Placement Standard:

At least 75 percent of the "net frontage length" of the property along the street must consist of continuous building facade built up to the clear zone, or the supplemental zone if one is provided. (See adjoining Figure)

- 2) "Net frontage length" (defined in the City Code) is determined by subtracting required Internal Circulation Routes, side or compatibility setbacks, easements, drive aisles, sidewalks, and stairs that occur at the building perimeter from the total property length, as measured along the front lot line from property line to property line. See adjoining figure (far right). In the case of a curved corner, the Director may determine the end point for purposes of measuring net frontage.

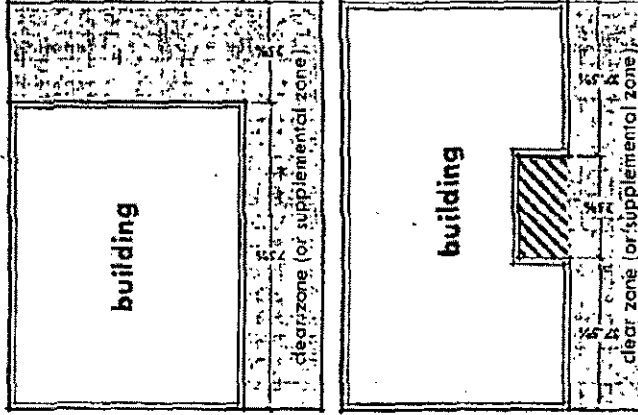


Figure 9: Examples of permitted building placement in the TOD Mixed Use Development District. Parking is not permitted in the hatched area between the street-facing facade and the sidewalk.

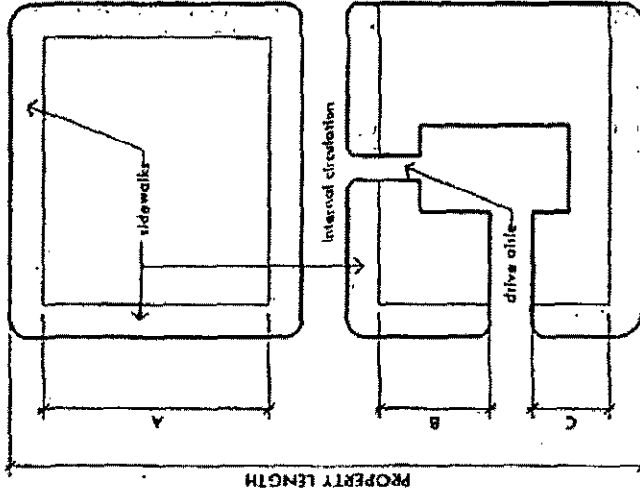


Figure 10: The net frontage length for the property is the total of lengths A, B and C. Required internal circulation routes, drive aisles and perimeter sidewalks are not included.

### E) Utilities:

- 1) All utility lines shall be underground from the building to the property line. Utility lines within the right-of-way shall be placed underground or relocated to the rear of the site to the maximum extent practicable. Figure 11 illustrates this principle.
- 2) Where electric utilities remain overhead and are located behind the curb, an overhead utility zone shall be provided so that no portion of the building is located within a 10-foot radius of the energized conductor. This overhead utility zone shall be in addition to the minimum street/furniture zone, clear zone, and supplemental zone (if provided). Options for street tree planting and sidewalk placement in combination with overhead utilities are illustrated in the Figures 12 and 13.
- 3) On lots with a depth of 120 feet or less and where electric utilities remain overhead and are located behind the curb, alternative trees may be used so that the trees can be located beneath, rather than offset from, the overhead electric utilities. Alternate trees shall be selected in conformance with Appendix N: City of Austin Preferred Plant List from the Environmental Criteria Manual.

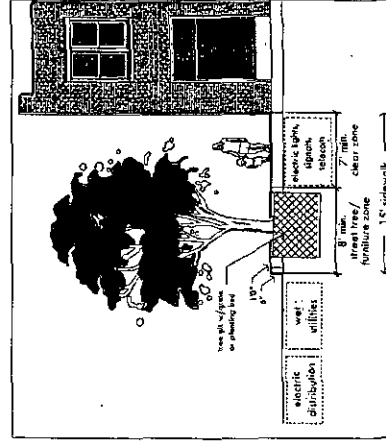


Figure 11: Underground Utilities

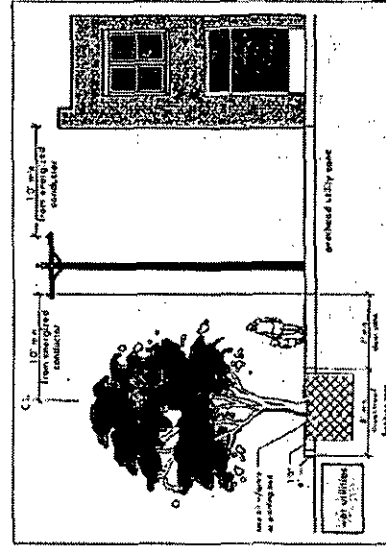


Figure 12: Overhead Utility Zone

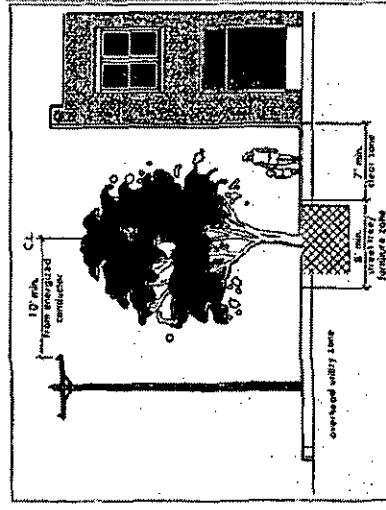


Figure 13: Overhead Utility Zone at Curb

**LAKELINE STATION PUD**  
**EXHIBIT E - ZONING USE SUMMARY TABLE**

Land Use	TOD Mixed Use District	Attached/Cluster Residential/Mixed Use District	Single Family Residential/Mixed Use District	Parks/Open Space/ Detention	Civic
<b>RESIDENTIAL USES</b>					
Bed and Breakfast Residential (Group 1)	P	P	P	NP	NP
Bed and Breakfast Residential (Group 2)	P	P	P	NP	NP
Condominium Residential	P <sup>a</sup>	P	P	NP	NP
Duplex Residential	NP	NP	P	NP	NP
Group Residential	P <sup>a</sup>	P	P	NP	NP
Mobile Home Residential	NP	NP	NP	NP	NP
Multifamily Residential	P	P	P	NP	NP
Retirement Housing (Small Site)	P <sup>a</sup>	P	P	NP	NP
Retirement Housing (Large Site)	P <sup>a</sup>	P	P	NP	NP
Single-Family Attached Residential	NP	NP	P	NP	NP
Single-Family Residential	NP	P	P	NP	NP
Small Lot Single-Family Residential	NP	P	P	NP	NP
Townhouse Residential	NP	P	P	NP	NP
Two-Family Residential	NP	NP	P	NP	NP
<b>COMMERCIAL USES</b>					
Administrative and Business Offices	P	P	P	NP	NP
Agriculture Sales and Services	NP	NP	NP	NP	NP
Art Gallery	P	P	P	NP	P
Art Workshop	P	P	NP	NP	NP
Automotive Rentals	C <sup>b</sup>	NP	NP	NP	NP
Automotive Repair Services	C <sup>c</sup>	NP	NP	NP	NP
Automotive Sales	NP	NP	NP	NP	NP

Land Use	TOD Mixed Use District	Attached/Cluster Residential/Mixed Use District	Single Family Residential/Mixed Use District	Parks/Open Space/ Detention	Civic
Automotive Washing (of any type)	NP	NP	NP	NP	NP
Bail Bond Services	NP	NP	NP	NP	NP
Building Maintenance Services	P	NP	NP	NP	NP
Business or Trade School	P	NP	NP	NP	NP
Business Support Services	P	NP	NP	NP	NP
Campground	NP	NP	NP	NP	NP
Carriage Stable	NP	NP	NP	NP	NP
Cocktail Lounge	P	NP	NP	NP	NP
Commercial Blood Plasma Center	P	NP	NP	NP	NP
Commercial Off-Street Parking	C <sup>d</sup>	NP	NP	NP	C
Communications Services	P	P	NP	NP	NP
Construction Sales and Services	NP	NP	NP	NP	NP
Consumer Convenience Services	P	C	P	NP	NP
Consumer Repair Services	P	P	P	NP	NP
Convenience Storage	C	NP	NP	NP	NP
Custom Manufacturing and Printing	P	P	NP	NP	NP
Drop-Off Recycling Collection Facility	NP	NP	NP	NP	NP
Electronic Prototype Assembly	P	C	NP	NP	NP
Equipment Repair Services	NP	C	NP	NP	NP
Equipment Sales	NP	C	NP	NP	NP
Exterminating Services	P	NP	NP	NP	NP
Financial Services	P	P	P	NP	NP
Food Preparation	P	NP	NP	NP	NP
Food Sales	P	NP	NP	NP	NP
Funeral Services	NP	NP	NP	NP	NP
General Retail Sales (Convenience)	P	C	NP	NP	NP
General Retail Sales (General)	P	C	NP	NP	NP
Hotel-Motel	P	NP	NP	NP	NP

Land Use	TOD Mixed Use District	Attached/Cluster Residential/Mixed Use District	Single Family Residential/Mixed Use District	Parks/Open Space/ Detention	Civic
Indoor Entertainment	P	NP	NP	NP	P
Indoor Sports and Recreation	P	NP	NP	NP	NP
Kennels	NP <sup>e</sup>	C	NP	NP	NP
Laundry Services	NP	NP	NP	NP	NP
Liquor Sales	P	NP	NP	NP	NP
Marina	NP	NP	NP	NP	NP
Medical Office - exceeding 5,000 sq. ft. of gross floor area	P	NP	NP	NP	NP
Medical Offices - not exceeding 5,000 sq. ft. of gross floor area	P	C	NP	NP	NP
Monument Retail Services	NP	NP	NP	NP	NP
Off-Site Accessory Parking	C	NP	NP	NP	C
Outdoor Entertainment	C	NP	NP	P	P
Outdoor Sports and Recreation	NP	NP	NP	P	P
Pawn Shop Services	NP	NP	NP	NP	NP
Personal Improvement Services	P	C	NP	NP	NP
Personal Services	P	C	NP	NP	NP
Pet Services	P	C	NP	NP	NP
Plant Nursery	P	NP	NP	NP	NP
Printing and Publishing	P	C	NP	NP	NP
Professional Office	P	P	P	NP	NP
Recreational Equipment Maintenance & Store	NP	NP	NP	NP	NP
Recreational Equipment Sales	NP	NP	NP	NP	NP
Research Assembly Services	P	NP	NP	NP	NP
Research Services	P	NP	NP	NP	NP
Research Testing Services	NP	NP	NP	NP	NP
Research Warehouse Services	NP	NP	NP	NP	NP
Restaurant (Limited)	P	C	NP	NP	NP
Restaurant (General)	P	C	NP	NP	NP
Service Station	P <sup>f</sup>	NP	NP	NP	NP
Software Development	P	P	NP	NP	NP

Land Use	TOD Mixed Use District	Attached/Cluster Residential/Mixed Use District	Single Family Residential/Mixed Use District	Parks/Open Space/Defention	Civic
Special Use Historic	NP	NP	NP	NP	NP
Stables	NP	NP	NP	NP	NP
Theater	P	NP	NP	NP	NP
Vehicle Storage	NP	NP	NP	NP	NP
Veterinary Services	NP	C	NP	NP	NP
<b>INDUSTRIAL USES</b>					
Basic Industry	NP	NP	NP	NP	NP
Custom Manufacturing	P	NP	NP	NP	NP
General Warehousing and Distribution	NP	NP	NP	NP	NP
Light Manufacturing	NP	NP	NP	NP	NP
Limited Warehousing and Distribution	NP	NP	NP	NP	NP
Recycling Center	NP	NP	NP	NP	NP
Resources Extraction	NP	NP	NP	NP	NP
<b>CIVIC USES</b>					
Administrative Services	P	P	P	NP	P
Aviation Facilities	NP	NP	NP	NP	NP
Camp	NP	NP	NP	NP	NP
Cemetery	NP	NP	NP	NP	NP
Club or Lodge	P	NP	NP	NP	P
College and University Facilities	P	NP	NP	NP	P
Communication Service Facilities	P	P	P	NP	NP
Community Recreation (Private)	P	P	P	P	P
Community Recreation (Public)	P	P	P	P	P
Congregate Living	P	NP	NP	NP	P
Convalescent Living	P	NP	NP	NP	P
Convention Center	NP	NP	NP	NP	NP
Counseling Services	P	NP	NP	NP	NP
Cultural Services	P	P	NP	P	P
Day Care Services (Commercial)	P	NP	NP	NP	NP
Day Care Services (General)	P	C	C	NP	NP

Land Use	TOD Mixed Use District	Attached/Cluster Residential/Mixed Use District	Single Family Residential/Mixed Use District	Parks/Open Space/ Detention	Civic
Day Care Services (Limited)	P	C	P	NP	NP
Detention Center	NP	NP	NP	NP	NP
Employee Recreation	NP	NP	NP	NP	NP
Family Home	P	P	P	NP	NP
Group Home, Class I (General)	P	P	P	NP	NP
Group Home, Class I (Limited)	P	P	P	NP	NP
Group Home, Class II	P	P	P	NP	NP
Guidance Services	P	NP	NP	NP	NP
Hospital Services (General)	C	NP	NP	NP	NP
Hospital Services (Limited)	P	NP	NP	NP	NP
Local Utility Services	P	C	P	P	P
Maintenance and Service Facilities	NP	NP	NP	NP	NP
Major Public Facilities	C	C	C	NP	C
Major Utilities Facilities	C	C	C	NP	NP
Military Installations	NP	NP	NP	NP	NP
Park and Recreation Services (General)	P	P	P	P	P
Park and Recreation Services (Special)	P	P	P	P	P
Postal Facilities	P	P	NP	NP	P
Private Primary Educational Facilities	C	C	C	NP	P
Private Secondary Educational Facilities	C	C	C	NP	P
Public Primary Educational Facilities	P	C	P	NP	P
Public Secondary Educational Facilities	P	C	P	NP	P
Railroad Facilities	NP	NP	NP	NP	NP
Religious Assembly	P	P	P	P	P
Residential Treatment	C	C	C	NP	P

Land Use	TOD Mixed Use District	Attached/Cluster Residential/Mixed Use District	Single Family Residential/Mixed Use District	Parks/Open Space/ Detention	Civic
Safety Services	P	P	P	NP	P
Telecommunication Tower – subject to SS 25-2-839 (13-2-273)	PC <sup>g</sup>	NP	NP	C	C
Transitional Housing	C	NP	NP	NP	NP
Transportation Terminal	P	NP	NP	NP	NP
All other Civic Uses	NP	NP	NP	C	C
<b>AGRICULTURAL USES</b>					
Urban Farm	NP	NP	NP	NP	NP

P = Permitted NP = Not Permitted C = Conditional Use

- (a) 25-3-105 (D) An open colonnade may extend into the front setback a maximum of five feet (5'). An unenclosed balcony with a minimum clearance of nine feet (9') above finished grade may extend five feet (5') over a public sidewalk. An awning or walkway covering with a minimum clearance of eight feet (8') above finished grade may extend five feet (5') over a public sidewalk. 25-3-105 (G) A residential use with street level living space must have a finished first floor elevation not less than eighteen inches (18") above the elevation of the sidewalk at the front lot line. A residential use may not front at ground level on a square.
- (b) 25-3-105 (A) An automotive rental use may keep not more than 20 vehicles on site.
- (c) 25-3-105 (B) An automotive repair services use may not exceed 2,400 square feet of gross building area.
- (d) 25-3-105 (E) A commercial off-street parking use may not exceed one acre in site size. Not more than one commercial off-street parking use site may be located in a block. A site must be screened from the street by low hedges or walls not less than three feet (3') and not more than four feet (4') in height.
- (e) 25-3-105 (F) A kennel use must be conducted entirely within an enclosed structure.
- (f) 25-3-105 (H) A service station use may have the capability of fueling not more than eight vehicles at one time.
- (g) 25-3-105 (I) A telecommunications tower must be located on top of a building or be an architectural component of the building. Free-standing towers are prohibited.

**LAKELINE STATION PUD**  
**EXHIBIT F – STREET STANDARDS AND PARKING REGULATIONS**

**STREET STANDARDS**

Key	Street Type	ROW	No. of Lanes	Min. Curb Basis	Sidewalk	Paving	Parking	Bike Lanes	Design Speed	Corresponding TND Street Type
A	Couplet ("Lakeline Boulevard")	2 nos. @ 74' each	2 one-way lanes each (4 total)	14'	6-foot	46'	2 sides	Yes	30 mph	-
B	Connector Street (except TOD MU District and at Open Space)	64-foot	2	14'	6-foot	36'	2 sides	No	25 mph	Neighborhood Center Main Street
C	Connector Street at TOD Mixed Use District	70-foot	2	15'	7-foot	40'	2 sides	No	25 mph	-
D	Connector Street at Open Space	52-foot	2	0'/14'	6-foot	38'	2 sides	No	25 mph	-
E	Local Street with Driveways	50-foot	1 (shared for two-way traffic)	10'	5-foot	30'	2 sides	No	25 mph	-
F	Local Street without Driveways	54-foot	2	10'	5-foot	34'	2 sides	No	25 mph	Mixed residential Avenue
G	Local Street at TOD Mixed Use District	66-foot	2	15'	7-foot	36'	2 sides	No	25 mph	-
H	Local Street at Open Space	37-foot	1 (shared for two-way traffic)	0'/10'	5-foot	27'	1 side	No	25 mph	-
I	Residential Alley	20-foot	1 (shared for two-way traffic)	0'	No	20'	No	No	N/A	Mixed Residential Alley

1. Construction of cul-de-sacs is discouraged. In case a temporary cul-de-sac is required for construction purposes, the design requirements contained in the City of Austin Transportation Criteria Manual Section 1.3.2 should be followed.
2. Street cross-sections may be modified with the approval of both Watershed Protection and Development Review and Neighborhood Planning and Zoning Departments.
3. Except as otherwise set forth above, the PUD street designs shall comply with the street standards set forth in the Traditional Neighborhood District Criteria Manual (i.e. design speed, typical ADT range, etc.)
4. On street parking shall be allowed along the Couplet, as well as Connector Streets and Local Streets.

**LAKELINE STATION AREA PLAN PUD**  
**EXHIBIT F – STREET STANDARDS AND PARKING REGULATIONS**

***PARKING REGULATIONS***

- A. For the TOD Mixed Use Development District, parking regulations proposed for various uses are described as follows:
- 1) Off-street parking is prohibited between the Right-of-Way and the corresponding street-facing façade line. (Ref: Chapter 25-2, Subchapter E, Article 2, Subsection 2.2.2 E.1)
  - 2) All Use-types within this zone may apply adjacent on-street parking towards the minimum parking requirements within this district.
  - 3) A commercial building use must provide at least one bicycle parking space for every 5 motor-vehicle parking spaces.
  - 4) Except as approval by the Director, parking in alleys is prohibited.
  - 5) At grade structured parking or parking lots must be 'lined' with commercial or residential uses (with building entrances) or must be visually screened from the street by a landscape buffering in accord with Section 25-2-1006 of the LDC between the 'clear zone' (or the supplemental zone if provided) and the parking area. The buffering method chosen must include shade trees.
- B. For the Attached/ Cluster Residential/ Mixed Use and Single Family/ Mixed-Use Development Districts, parking requirements from Section 25-3-83(A)(1) and (3) of the City code shall apply.
- C. The Director shall determine the parking requirement for an amphitheater and/or auditoriums based on similar uses, location and characteristics of the use, and the appropriate traffic engineering and planning data.
- D. The Director shall determine the parking requirement for community centers auditoriums based on similar uses, location and characteristics of the use, and the appropriate traffic engineering and planning data.
- E. The Director shall determine the parking requirement for neighborhood parks, pavilions, picnic shelters or tables, playgrounds, swimming pools, boat rental facilities, basketball/sports courts, or bike rental facilities based on similar uses, location and characteristics of the use, and the appropriate traffic engineering and planning data.
- F. Unless expressly stated in this PUD, the general regulations, design, and construction standards for off-street parking and loading in Section 25-3 of the City Of Austin Code shall apply. However, the Director may determine the parking requirement for any use not listed in this subsection.

LAKELINE STATION  
PUD

Exhibit G - Street Cross  
Section Illustrations

Austin, Texas

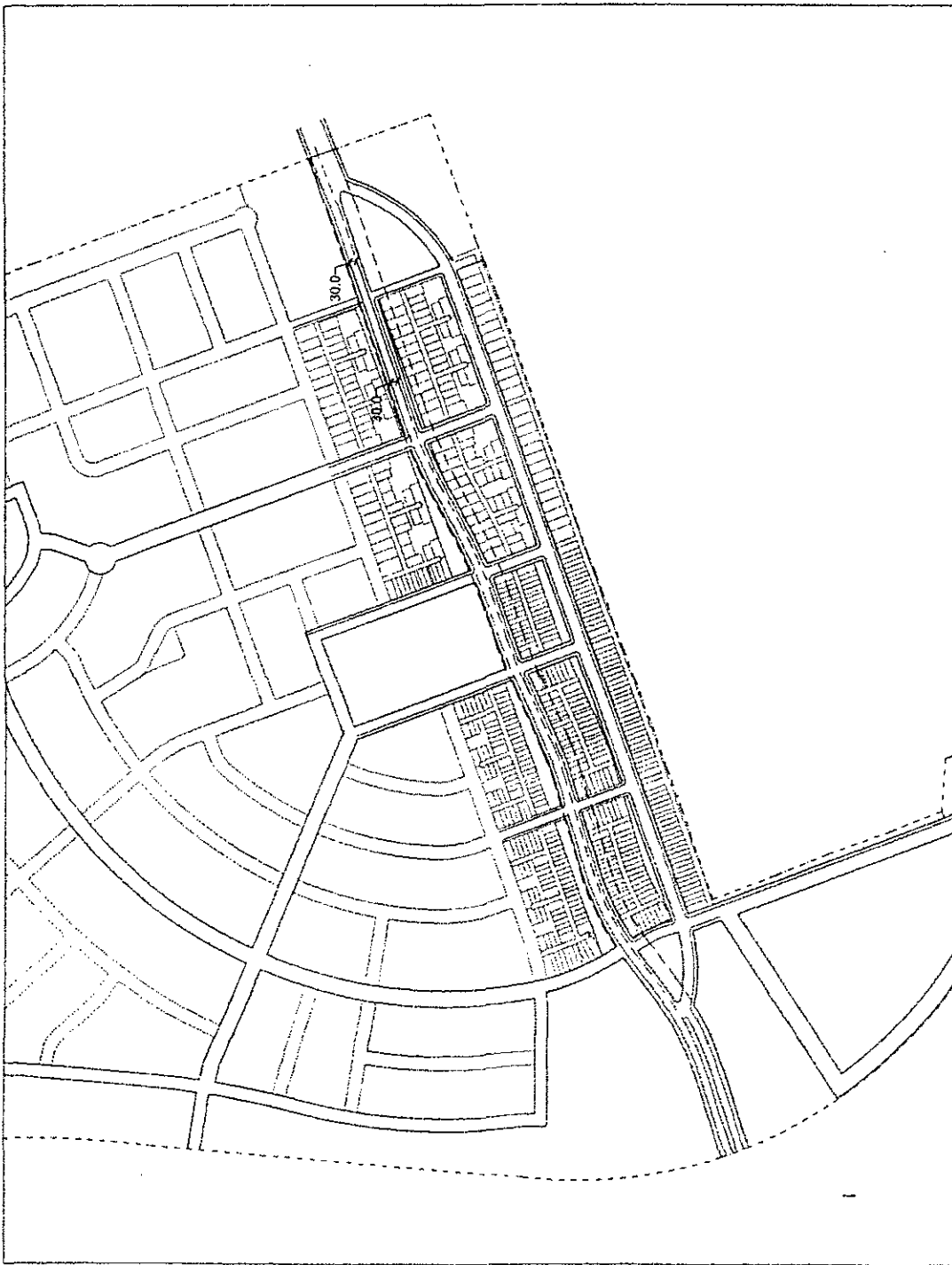
April 08, 2007



Layout of  
Lakeline Couplet

NOTE: Currently planned Lakeline  
Boulevard R.O.W. and 30' Curb shown  
as dashed lines.

PACIFIC CURRENT PARTNERS  
Austin, Texas



LAKELINE STATION  
PUD

Exhibit G - Street Cross  
Section Illustrations

Austin, Texas

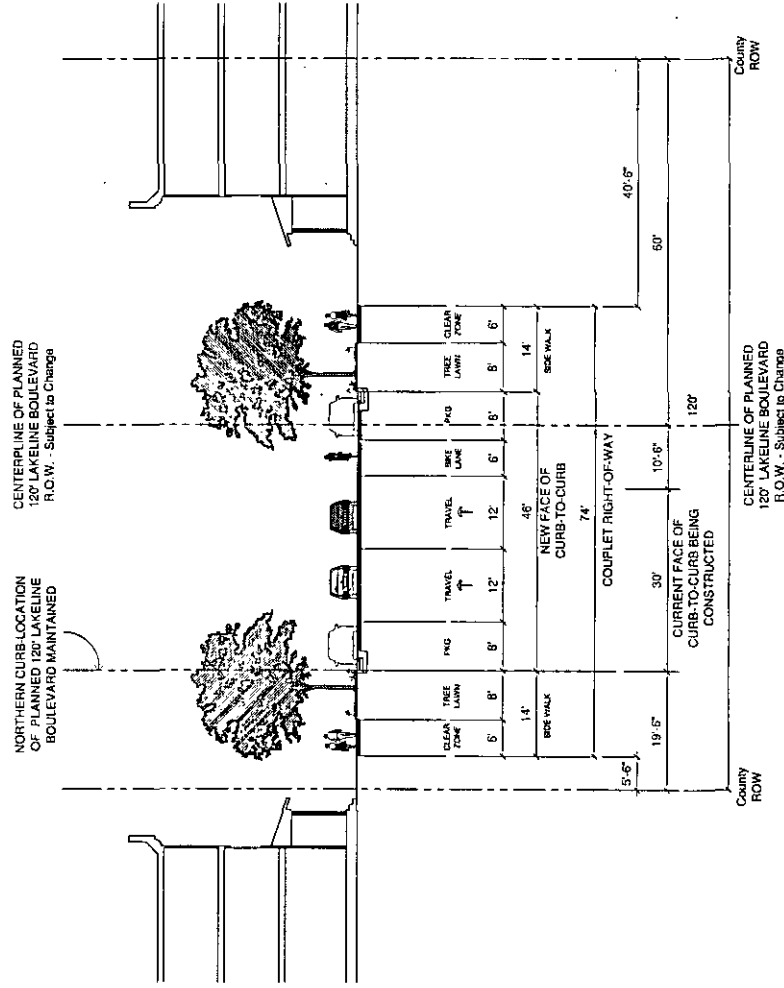
April 06, 2007



A.  
Couplet Section for  
"Lakeline Boulevard"

**SUMMIT PROPERTIES**  
Irvine, California

G-2



DECLASSIFIED BY 6032 JAL/STP ON 08-29-2017

**GILTHORP ASSOCIATES**

# LAKELINE STATION PUD Exhibit G - Street Cross Section Illustrations

Austin, Texas

April 06, 2007



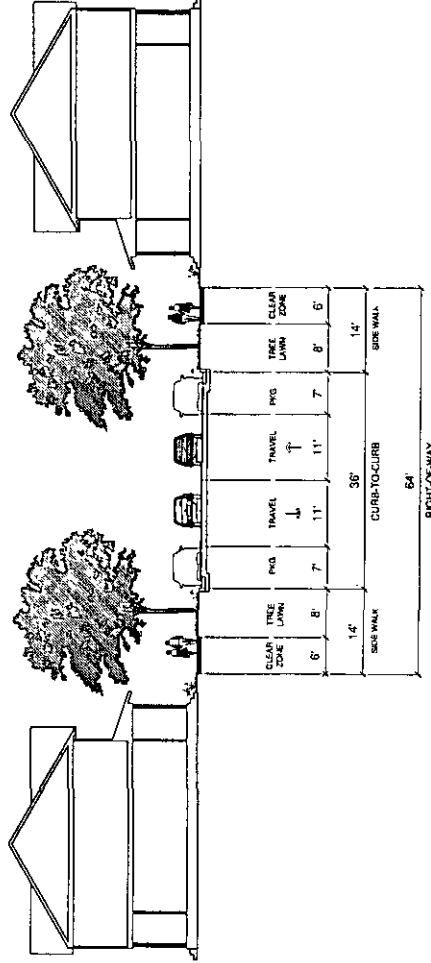
0 10' 20'

B.  
Connector Street

NOTE: This street section matches  
"Neighborhood Center Main Street"  
from the City of Austin TND Standards.

SUMMIT PROPERTIES  
Irvine, California

G-3



CONNECTOR STREET

LAKELINE STATION  
PUD  
Exhibit G - Street Cross  
Section Illustrations

**Austin, Texas**

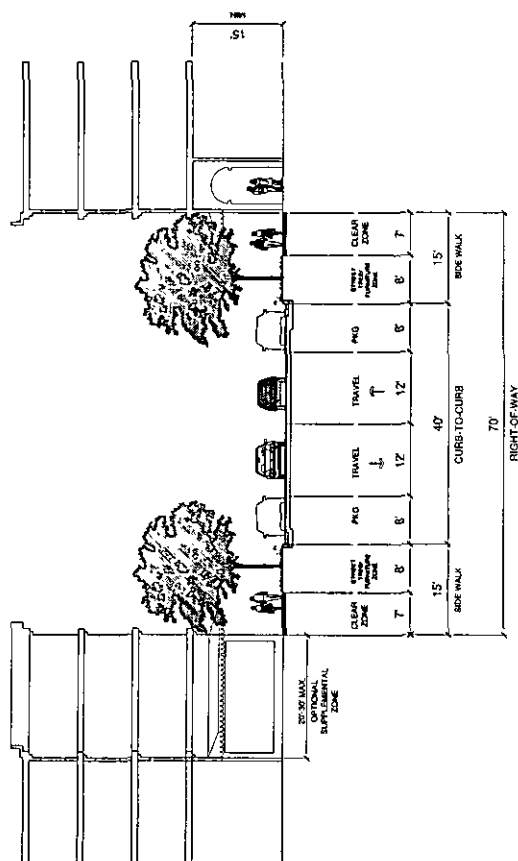
April 10, 2007



C.  
Connector Street at  
TOD Mixed Use Zone

**SUMMIT PROPERTIES**  
Irvine, California

G-4



CONNECTOR STREET @ TOD MIXED USE ZONE

# LAKELINE STATION PUD

## Exhibit G - Street Cross Section Illustrations

Austin, Texas

April 06, 2007

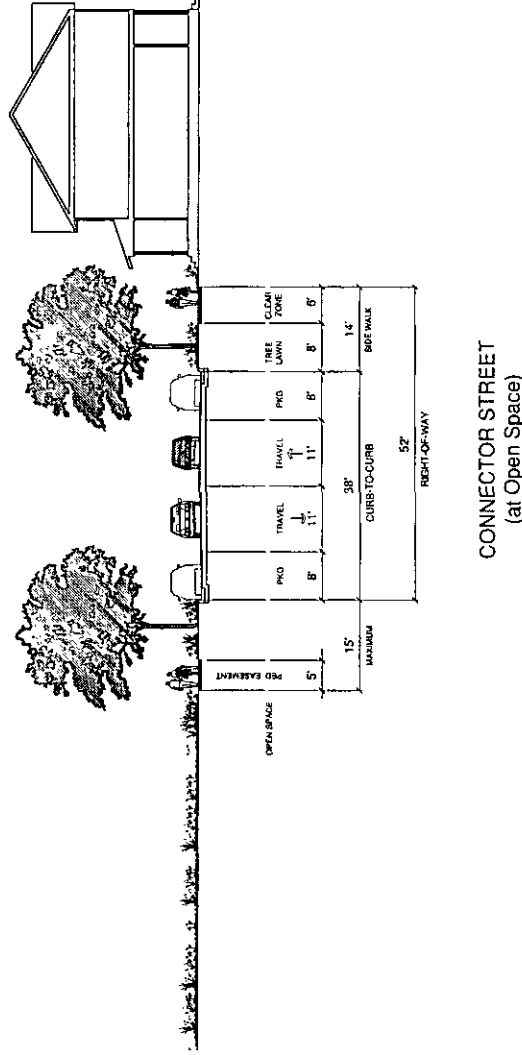


### D. Connector Street at Open Space

NOTE: A minimum 5' wide perpetual public access easement shall be provided outside the street right-of-way on the open space side. The easement will be required at the time of subdivision and should not meander more than 15' from the right-of-way line and must intersect at street intersections.

SUMMIT PROPERTIES  
Irvine, California

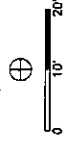
G-5



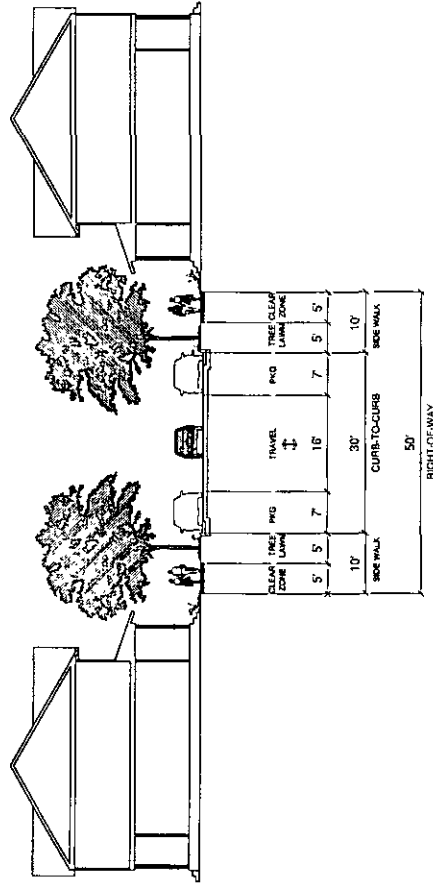
LAKELINE STATION  
PUD  
Exhibit G - Street Cross  
Section Illustrations

Austin, Texas

April 06, 2007



### E. Local Street with Driveways



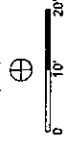
## LOCAL STREET WITH DRIVEWAYS

**SUMMIT PROPERTIES**  
Irvine, California

LAKELINE STATION  
PUD  
Exhibit G - Street Cross  
Section Illustrations

**Austin, Texas**

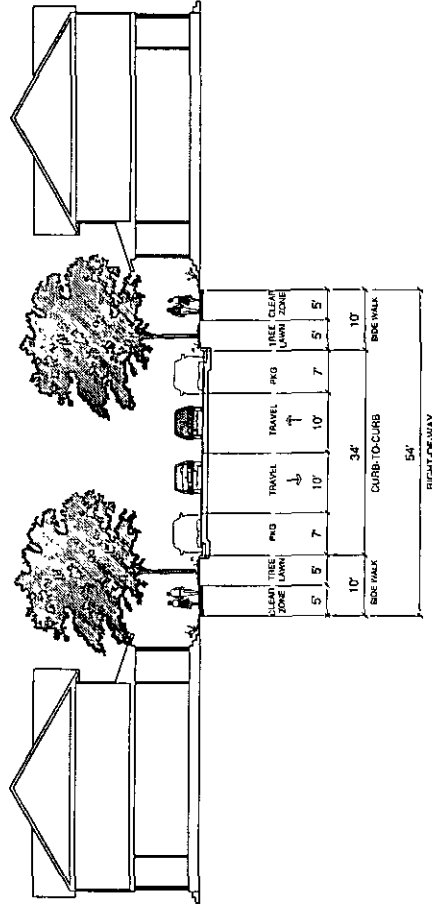
April 06, 2007



F.  
Local Street without  
Driveways

NOTE: This street section matches "Mixed Residential Avenue" from the City of Austin TND Standards.

**SUMMIT PROPERTIES**  
Irvine, California



## LOCAL STREET WITHOUT DRIVEWAYS

# LAKELINE STATION

PUD

## Exhibit G - Street Cross Section Illustrations

Austin, Texas

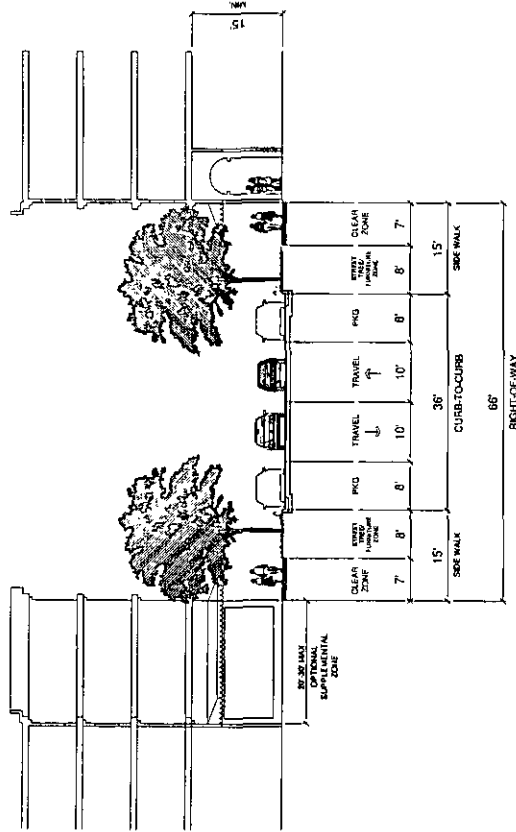
April 16, 2007



0 10' 20'

G.

### Local Street at TOD Mixed Use Zone



LOCAL STREET @ TOD MIXED USE ZONE  
(without Driveways)

SUMMIT PROPERTIES  
Irvine, California

# LAKELINE STATION PUD

## Exhibit G - Street Cross Section Illustrations

Austin, Texas

April 06, 2007

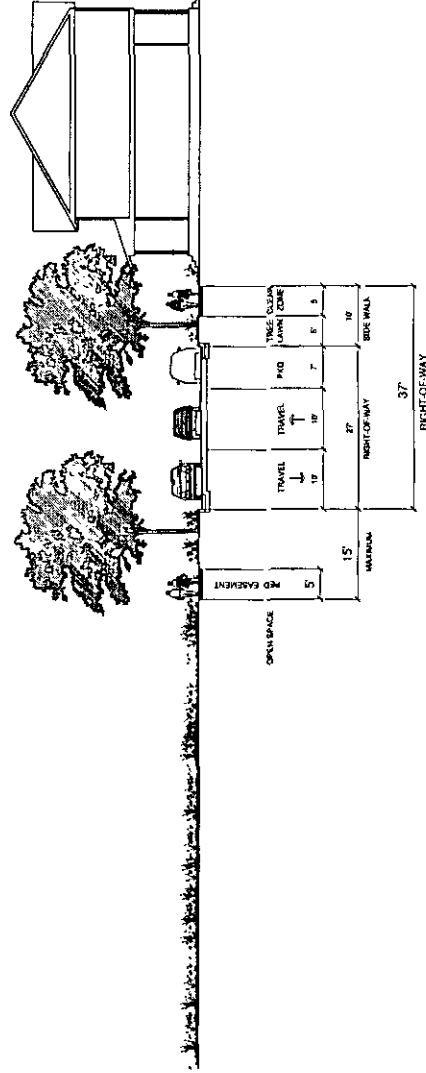


### H. Local Street at Open Space

NOTE: A minimum 5' wide perpetual public access easement shall be provided outside the street right-of-way on the open space side. The easement will be required at the time of subdivision and should not meander more than 15' from the right-of-way line and must intersect at street intersections.

SUMMIT PROPERTIES  
Irvine, California

G-9



LOCAL STREET  
(at Open Space)

20' MINIMUM PERPETUAL PUBLIC ACCESS EASEMENT SHALL BE PROVIDED OUTSIDE THE STREET RIGHT-OF-WAY ON THE OPEN SPACE SIDE. THE EASEMENT WILL BE REQUIRED AT THE TIME OF SUBDIVISION AND SHOULD NOT MEANDER MORE THAN 15' FROM THE RIGHT-OF-WAY LINE AND MUST INTERSECT AT STREET INTERSECTIONS.

CATHOLIC ASSOCIATION  
OF THE UNITED STATES OF AMERICA

# LAKELINE STATION PUD

## Exhibit G - Street Cross Section Illustrations

Austin, Texas

April 06, 2007



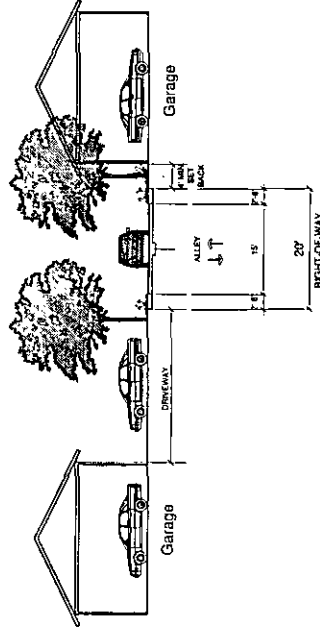
I.

### Residential Alley

NOTE: This street section matches  
"Mixed Residential Alley" from the  
City of Austin TND Standards.

SUMMIT PROPERTIES  
Irvine, California

G-10



TYPICAL RESIDENTIAL ALLEY  
(20' Right-of-Way)

NOT TO SCALE. THIS IS A CROSS SECTION  
ILLUSTRATION. IT DOES NOT REPRESENT  
AN ACTUAL STREET SECTION.

CITY OF AUSTIN  
STANDARD SPECIFICATIONS  
FOR STREETS AND ALLEYS  
CHAPTER 10

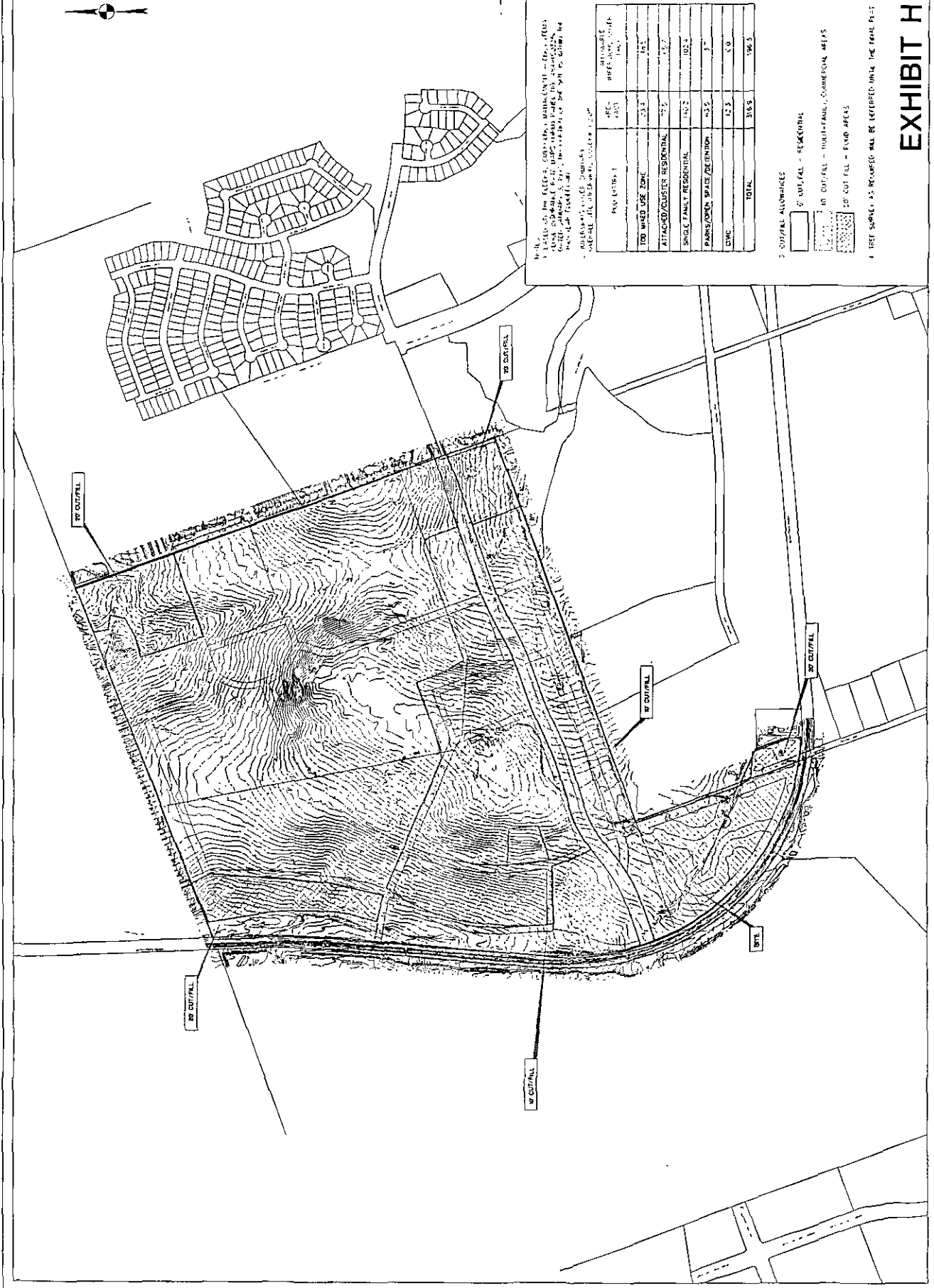
# EXHIBIT H

PROJECT NO: 1555-07  
 DRAWN BY: DMM  
 DATE: 08-08-07  
 SCALE: 1" = 1'

## LAKELINE STATION PUD PACIFIC SUMMIT PARTNERS

## ENVIRONMENTAL FEATURES MAP

**Bury+Partners**  
 ENGINEERING SOLUTIONS  
 3000 15th Avenue SW  
 Suite 100  
 Burien, WA 98148  
 (206) 835-1234  
 Fax: (206) 835-1235



3' CUT/FILL ALLOWANCE

3' CUT/FILL - RESCOPED  
 1' IN CUT/FILL - MULTI-FAMILY, COMMERCIAL AREAS  
 2' IN CUT/FILL - POND AREAS

4' CUT/FILL - AS REQUIRED WILL BE RETAINED WITH THE TOWN PLAT

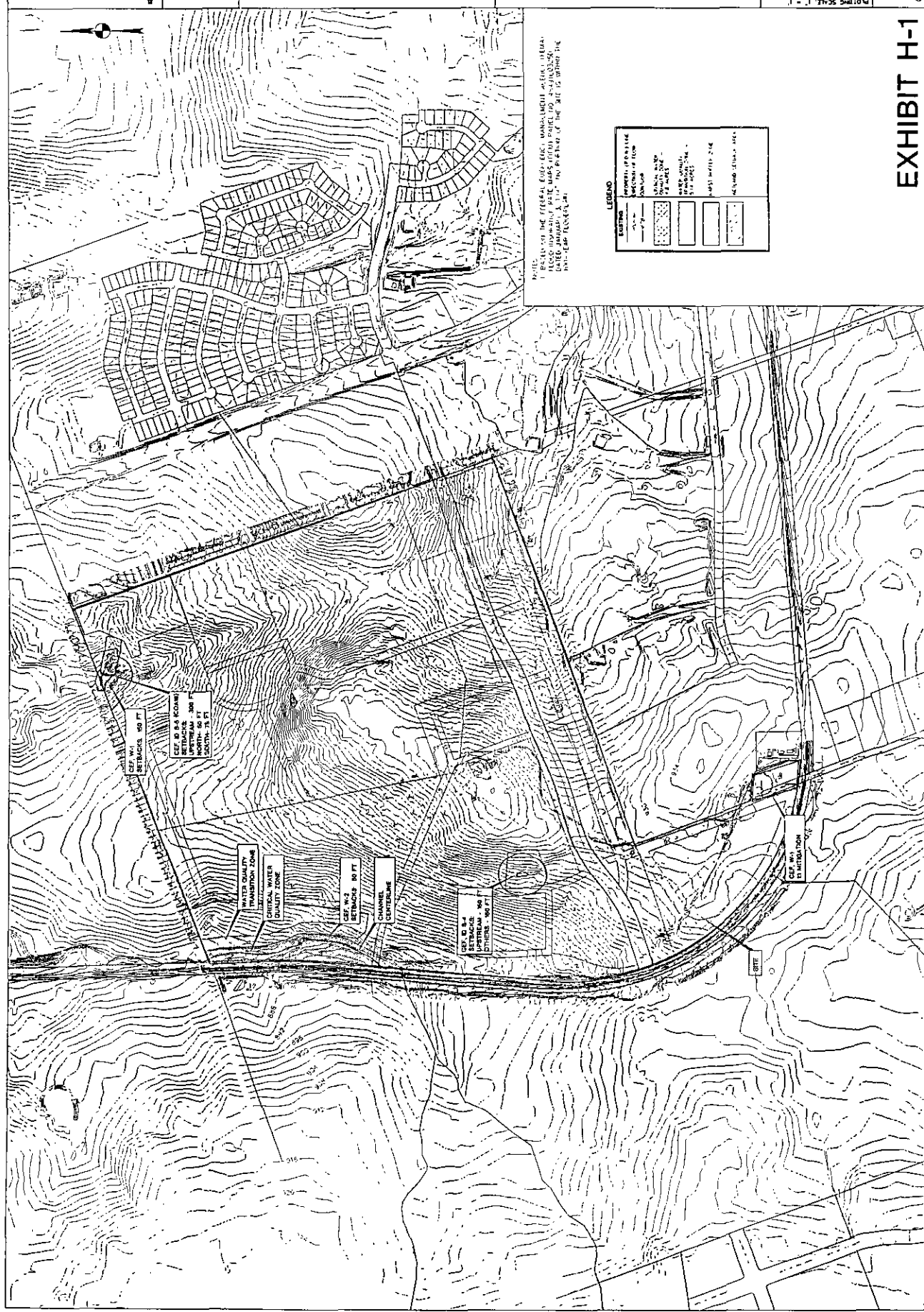
USE	AREA (AC)	PERCENTAGE	TOTAL (AC)
TOT WOOD USE ZONE	12.5	100%	12.5
ATTACHED/CLUSTER RESIDENTIAL	12.5	100%	12.5
SINGLE FAMILY RESIDENTIAL	12.5	100%	12.5
PARKING/DRIVEWAYS/STREET	12.5	100%	12.5
CIVIC	12.5	100%	12.5
TOTAL	12.5	100%	12.5

NOTES:  
 1. LAKELINE STATION PUD IS A SUBDIVISION OF THE LAKELINE STATION PUD.  
 2. THE LAKELINE STATION PUD IS A SUBDIVISION OF THE LAKELINE STATION PUD.  
 3. THE LAKELINE STATION PUD IS A SUBDIVISION OF THE LAKELINE STATION PUD.  
 4. THE LAKELINE STATION PUD IS A SUBDIVISION OF THE LAKELINE STATION PUD.

LAKELINE STATION PUD

CRITICAL ENVIRONMENTAL  
FEATURES  
MAP

**Bury+Partners**  
ENGINEERING SOLUTIONS  
1315 New Fanny Road, Suite 200  
Madison, Texas 78746  
Tel: (512) 338-0611 Fax: (512) 338-0025  
buri@buri.com www.buri.com

[illegible][illegible]

11.  $\text{CH}_3\text{COOH} + \text{H}_2\text{O} \rightleftharpoons \text{CH}_3\text{COO}^- + \text{H}_3\text{O}^+$   
 12.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$   
 13.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$   
 14.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$   
 15.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$   
 16.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$   
 17.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$   
 18.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$   
 19.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$   
 20.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$

**Exhibit 'I'**

**ENVIRONMENTAL AND WATER QUALITY  
REGULATIONS**

**FOR**

**LAKELINE STATION PUD**

**AUSTIN, WILLIAMSON COUNTY, TEXAS**

Prepared for:

PACIFIC SUMMIT PARTNERS, LLC  
111 Congress Avenue, Suite 1950  
Austin, Texas 78701

Prepared by:

BURY+PARTNERS, INC.  
221 West Sixth Street, Suite 600  
Austin, Texas 78701

I:\1655\07\Admin\Reports\October 2007\Flysheet.doc\cee

**JULY 2007**  
**REVISED SEPTEMBER 2007**  
**REVISED OCTOBER 2007**

## INTRODUCTION

The proposed Lakeline Station Planned Unit Development (PUD) is approximately 326.8 acres in size and is located near the northwest corner of Parmer Lane and RM 620 within the City of Austin in Williamson County, Texas. The Lakeline Station PUD is a transit oriented development (TOD) located adjacent to Capital Metro's Northwest Park and Ride Station. The proposed PUD land use plan is included as *Exhibit C*.

The Lakeline Station PUD measures and commitments to environment and water quality enhancements described below will ensure that the proposed PUD will be an environmentally superior project to what could be achieved with existing ordinances.

## CRITICAL ENVIRONMENTAL FEATURE PROTECTION

The proposed Lakeline Station PUD recognizes the existence of several Critical Environmental Features (CEF's) and will commit to the setbacks recommended by staff as presented in Table 1 and shown in *Exhibits H and H-1*. The following are the items that Lakeline Station PUD is committed to provide.

1. No residential lots may include a CEF or be located within 50 feet of a CEF.
2. Residential lots should not include any portion of a CEF buffer. Setback distance must be 150 feet radius unless stated otherwise in Critical Environmental Feature Summary Table (Table 1).

Feature ID	Feature Type	Buffer Zone	Feature Description
W-1	Wetland	150 ft or 1:1 mitigation	200'x400' man-made wetland along the southern tip of the site.
W-2	Wetland	50 ft from stream centerline	Northwest corner on the unnamed tributary to Brushy Creek
W-3	Wetland	150 ft	Northeast corner pond with extended periods of water retention
S-4 (aka COA 3)	Karst - Collapse Sinkhole	150 ft upslope; 150 ft in all other directions	Shallow, elongated sink hole depression (85'x20'x2' deep)
COA 16	Karst - Sinkhole	300 ft upslope; 75 ft south; 50 ft north	located in drainageway above stocktank (15'x12.5'x2.3' deep), northeast corner

Table 1. Lakeline Station PUD – Critical Environmental Feature Summary Table

3. No disturbance of native vegetation is allowed with the buffer zone.

4. No construction or placement of structures including buildings, sheds, pools, landscaping or gardens is allowed within a CEF buffer zone.
5. Stormwater disposal or irrigation is prohibited within a CEF buffer zone.
6. Erosion and sedimentation controls must be installed at the perimeter of all CEF buffers prior to the initiation of construction.
7. All CEF's and associated CEF buffers must be shown on all plats, preliminary plans, site plans and construction plans. Plat notes shall include restrictions listed in numbers 3 and 4 of this section.
8. CEF buffers adjacent to drainageways must be platted separately and not within drainage or utility easements. No utilities are allowed within CEF buffers.
9. Integrated Pest Management Plan (IPM) and or CEF Operation and Maintenance Plan shall include a section addressing the removal of nuisance vegetation (poison ivy, etc.) as identified in the plan.
10. Acceptable fencing shall be provided at the edge of all CEF buffer zones. The fencing shall be six (6) feet high and contain a lockable access gate for each non-continuous buffer. The fencing shall be installed along the buffer edge prior to the initiation of construction.
11. Water quality Best Management Practices should not drain to CEF buffer zones but should drain to areas where overland sheet flow may be maintained. Level spreaders or similar structures will be required for any discharges near CEF buffer zones.
12. An Operation and Maintenance Plan will be prepared for the long term management of all CEF buffers. Items covered with the Operation and Maintenance Plan will address trash removal, pet waste pickup, nuisance vegetation removal and inspections within the buffers. The acceptance of the Operation and Maintenance Plan shall be done prior to approval of a final plat section containing a CEF.
13. A restrictive covenant shall be entered into with the City to grant access to City of Austin staff to all CEF buffers within the Lakeline Station PUD.
14. Wastewater and stormwater utility lines constructed within 500 feet of wetlands may require flow retards or Controlled Low Strength Material as fill around manholes as a means of preventing interception of subsurface groundwater flow away from wetlands.

#### **INTEGRATED PEST MANAGEMENT PLAN**

An IPM shall be prepared in accordance with the Pollution Prevention Measures listed in the Environmental Criteria Manual (ECM) Section 1.6.9.2.D.

## **GREEN BUILDER PROGRAM**

The Lakeline Station PUD will achieve the equivalent of a two-star rating in Austin Energy's Green Building Program, regardless of whether all or a portion of the site is within the Austin Energy service area. The applicable green building standards shall be those in effect as of the date of this ordinance, unless waived by owner. As part of the equivalent two-star rating, the following items shall be included:

For commercial structures/areas:

1. Attempt to mitigate "heat island" effect through one of the following or an equivalent:
  - a. Open grid paving (less than 50% net impervious) for 50% of parking area;
  - b. Locate at least 50% of parking underground or in structured parking;
  - c. Use high albedo materials on at least 30% of non-roof surfaces;
  - d. Vegetative shading of at least 30% of non-roof impervious surfaces within five (5) years.
2. Utilize Texas sourced materials for at least 30% (\$ value) of project building materials for the commercial areas within the project, inclusive of site and infrastructure construction.
3. Provide a more energy efficient building through the use of one of the following:
  - a. Install high albedo roof with a solar reflectance of 75% (<2:12 pitch) or 45% (≥2:12 pitch) for 90% of roof area;
  - b. Install a vegetative roof for 50% of roof area;
  - c. Install a combination of high albedo/vegetative roof for 75% of roof area.

For commercial and residential structures/areas utilize materials and standards or an equivalent designed to:

4. Reduce building energy usage compared to City of Austin Energy Code requirements in effect as of the date of this ordinance by at least 25%.
5. Implement IPM Plan to minimize environmental impact and use least toxic practices for site and building management.
6. Reduce outdoor water usage by 50% from baseline averages as of the date of this ordinance
7. Reduce indoor water usage by 25% from baseline averages as of the date of this ordinance

## **WATER CONSERVATION**

On August 24, 2006, the City of Austin Council passed Resolution No. 20060824-061 that created a taskforce with the goal of drafting a policy document consisting of strategies and implementation plans for reducing peak water use by 1% per year for ten (10) years. Lakeline Station PUD has recognized this future policy and has committed to implement the following strategies immediately.

1. Prohibit inefficient plumbing fixtures
2. Establish efficiency requirements for cooling tower management
3. Establish efficiency standard for commercial clothes washers
4. Limit frequency, timing, and method of outdoor watering
5. Require new residential irrigation systems to meet design standards and permitting requirements
6. Require homebuilders to offer a "WaterWise" landscape option
7. Require analysis of automatic irrigation systems
8. Require water audits for high-volume residential customers
9. Native and/or naturalized plants for landscaping in commercial areas

In addition, Lakeline Station PUD agrees to implement the following water conservation strategies as long as the City Council adopts them citywide within 18 months of approval of this PUD.

1. Require additional design requirements for commercial irrigation systems and landscapes.
2. Establish soil depth requirements for new landscapes.

The environmental impacts to these strategies are seen in several aspects. First, the reduction in water use helps reduce the energy needed for water treatment and pumping and therefore increasing air quality. The landscaping and irrigation measures will help reduce the amount of runoff and also limit the need for lawn fertilizer/chemicals. Finally, these water conservation strategies will help keep lake levels higher which will help preserve wetland habitats.

## WATER QUALITY ENHANCEMENTS

### *Use of Wet Ponds*

Lakeline Station PUD will utilize wet ponds to handle water quality treatment as well as flood control detention. Wet ponds will be used where the drainage area criteria (ECM 1.6.6B) is satisfied.

### *Increased Capture Volume*

The developer has proposed to provide additional stormwater capture volume over and above that currently required by Code. The developer is committed to a minimum capture volume equal to the runoff from the one-year, three-hour event for the purposes of water quality and streambank erosion control. The following is a table comparing the current City of Austin Code requirements with that required by the Lakeline Station PUD.

Impervious Cover	COA Capture Volume (inches)	Required Capture Volume (inches)	Increase
40%	0.70	0.75	7%
50%	0.80	0.92	15%
60%	0.90	1.08	20%
62%	0.92	1.11	21%
70%	1.00	1.24	24%
80%	1.10	1.41	28%
90%	1.20	1.57	31%
100%	1.30	1.74	34%

<sup>1</sup> Source: LCRA Nonpoint Source Pollution Control Technical Manual, July 2007

Lakeline Station has proposed an overall impervious cover of approximately 62% and the following table presents the treated volume for each development district in comparison to the volume currently required by City of Austin Code. The volumes associated with each development district are shown for comparison purposes as the various ponds on the site will handle portions of several districts. Each volume is presented with 100% of the district draining to the control with the exception of the Parks District. Actual volumes will be calculated as described in the ECM, Section 1.6.2.

Development District	GOA Water Quality Volume (cubic feet)	PUD Water Quality Volume (cubic feet)	Increase
TOD Mixed Use Zone	92,786	112,287	21.0%
Attached/Cluster Residential	331,426	399,234	20.5%
Single Family Residential	549,875	659,850	20.0%
Parks/Open Space/Detention	53,807	53,807	0%
Civic	35,131	40,944	16.5%

### *Rainwater Harvesting*

In an effort to provide additional controls for water quality, the developer has proposed the use of rainwater harvesting for 100% of the commercial use buildings within the Lakeline Station PUD. The system shall be designed to accept the water quality volume within 72 hours after the end of the rainfall event and to detain and treat the water quality volume in accordance with the PUD requirements. The collected water may be used to irrigate landscaped or natural areas on the site. Irrigation systems shall be designed in accordance with standard irrigation practices considering such factors as soil type, slope, and vegetation.